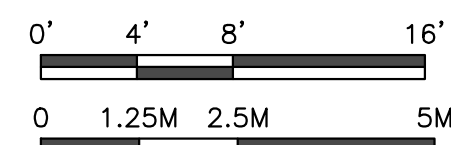


SITE PLAN



1/16" = 1'-0"

SHEET INDEX

- ARCHITECTURAL  
 A1.0 SITE PLAN  
 1 TOPOGRAPHICAL SURVEY  
 A1.1 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN  
 A1.2 EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS  
 A1.3 HISTORIC PRESERVATION CONDITIONS  
 A2.0 BASEMENT PLAN  
 A3.0 GROUND FLOOR PLAN  
 A4.0 2ND FLOOR PLAN  
 A5.0 ROOF PLAN  
 A6.0 ELEVATIONS  
 A6.1 ELEVATIONS & SECTIONS  
 A6.2 ELEVATIONS & SECTIONS  
 A6.3 ELEVATIONS & SECTIONS  
 A6.4 ELEVATIONS & SECTIONS  
 A6.7 ADJACENT BUILDING SECTION  
 A8.1 STREETSCAPES  
 A8.2 MASSING STUDY  
 A9.2 COLOR & MATERIAL BOARD  
 A10.1 INSPIRATION IMAGES  
 A10.2 INSPIRATION IMAGES

- CIVIL  
 C1 COVER SHEET  
 C2 GRADING & DRAINAGE PLAN - GROUND LEVEL  
 C3 GRADING SECTIONS A-C  
 C4 GRADING SECTIONS D-F  
 C5 UTILITY PLAN - GROUND LEVEL  
 C6 GRADING, DRAINAGE, & UTILITY PLAN - BASEMENT LEVEL  
 C7 STORM WATER CONTROL PLAN  
 C8 EROSION & SEDIMENT CONTROL PLAN  
 C9 CONSTRUCTION MANAGEMENT PLAN

- LANDSCAPE  
 L1.0 STREET LEVEL LANDSCAPE PLAN  
 L1.1 ROOF & 2ND LEVEL LANDSCAPE PLAN  
 L1.2 LANDSCAPE DETAILS & PLANT PICTURES  
 L1.3 LANDSCAPE DETAILS & PLANT PICTURES

- ELECTRICAL  
 E0.1 SYMBOLS, ABBREVS., LIGHT FIXTURE SCHEDULE, CODES, & SHEET INDEX  
 E0.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24  
 E2.1 ELECTRICAL SITE PLAN  
 E5.1 LIGHTING PLAN  
 E5.2 PHOTOMETRIC STUDY

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:  
 AREA: 2,578 S.F.

LANDSCAPING AREA REQUIRED:  
 50% OF OPEN SPACE = 2,578 / 2 = 1,289 S.F.

PLANT ALTERNATIVES ALLOWED:  
 1,289 X 0.25 = 322.25 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:  
 1,289 X 0.25 = 322.25 S.F.

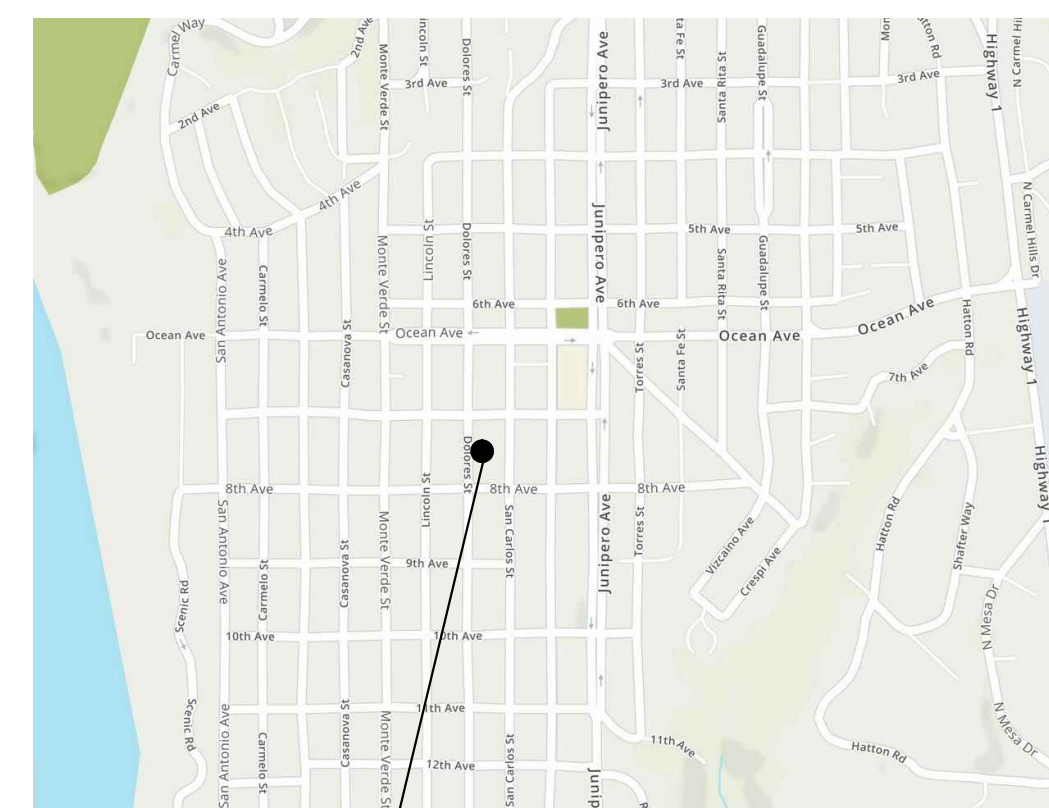
PLANT LANDSCAPE AREAS PROVIDED:  
 GROUND FLOOR: 388.4 S.F.  
 2ND LEVEL: 171.6 S.F.  
 GREEN ROOF: 935.6 S.F.  
 TOTAL: 1,495.6 S.F.

PLANT ALTERNATIVE AREAS PROVIDED:  
 GARDEN BENCHES: 56.5 SF

TREE SUMMARY:  
 (E) UPPER CANOPY TREE ON PUBLIC PROPERTY: 1  
 NEW UPPER CANOPY TREE ON PUBLIC PROPERTY: 1  
 TOTAL: 2

LOWER CANOPY TREES ON ROOF:  
 (SEE SHEET A5.0) 4

VICINITY MAP



LOCATION OF PROJECT

PLANNING INFO.

- PROPERTY OWNER:  
 ESPERANZA CARMEL COMMERCIAL, LLC  
 ATTN: RYAN AESCHLIMAN  
 7TH NW OF LINCOLN  
 CARMEL-BY-THE-SEA, CA 93921
- ARCHITECT  
 INTERNATIONAL DESIGN GROUP LLC  
 JUN A. SILLANO, AIA  
 JUN@IDG-INC.NET  
 PHONE: (831) 646-1261
- PROJECT ADDRESS:  
 DOLORES ST.  
 2 SE OF 7TH AVE,  
 CARMEL-BY-THE-SEA, CA 93921
- PROJECT SCOPE:  
 DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR GROUND FLOOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR; 3 BEDROOM UNITS W/ ROOF TOP DECK

- OCCUPANCY: A-2, B, M, R-2, S-2
- CONST. TYPE: V-B, TYPE I-GARAGE
- A.P.N. 010-145-012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 81
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: SEE CIVIL DRAWINGS
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:  
 2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:  
 17.14.130  
 A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)

BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
TOTAL	-2,269 S.F.	692 S.F.	8,741 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,433 SF (78.61%)

FLOOR AREA RATIO (FAR) ALLOWED:  
 FOR 2 STORIES = 135% (16,200 S.F.)

FAR CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	-2,269 S.F.	691 S.F.	6,046 S.F.
SECOND FLOOR	-1,597 S.F.		7,546 S.F.
TOTAL	-3,866 S.F.	691 S.F.	13,592 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 13,592 (113.26%)

NOT INCLUDED IN FAR CALCULATIONS

	EXISTING	PROPOSED
BASEMENT	0	852 S.F.

- PARKING REQUIREMENTS  
 COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.  
 5339.14 / 600 S.F. = 8.9 = 9 SPACES  
 RESIDENTIAL REQUIRES 1 PER UNIT  
 8 UNITS = 8 SPACES  
 TOTAL REQ. = 17 SPACES
- ACCESSIBILITY REQ.  
 VAN PARKING REQ. = 1 PER 25 SPACES

- TOTAL REQ. = 9 COMPACT PARKING SPACES  
 8 STANDARD PARKING SPACES  
 1 ACCESSIBLE VAN PARKING SPACES  
 18 SPACES
- TOTAL PROVIDED = 10 COMPACT PARKING SPACES  
 1 STANDARD PARKING SPACES  
 1 ACCESSIBLE VAN PARKING SPACES  
 12 SPACES



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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH CARMEL, CA 93921

APN: 010-145-012, 022, & 023

DATE: NOVEMBER 21, 2024

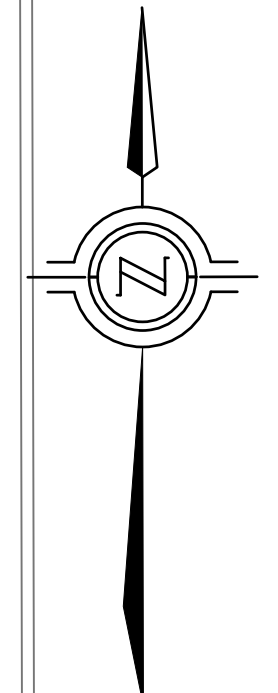
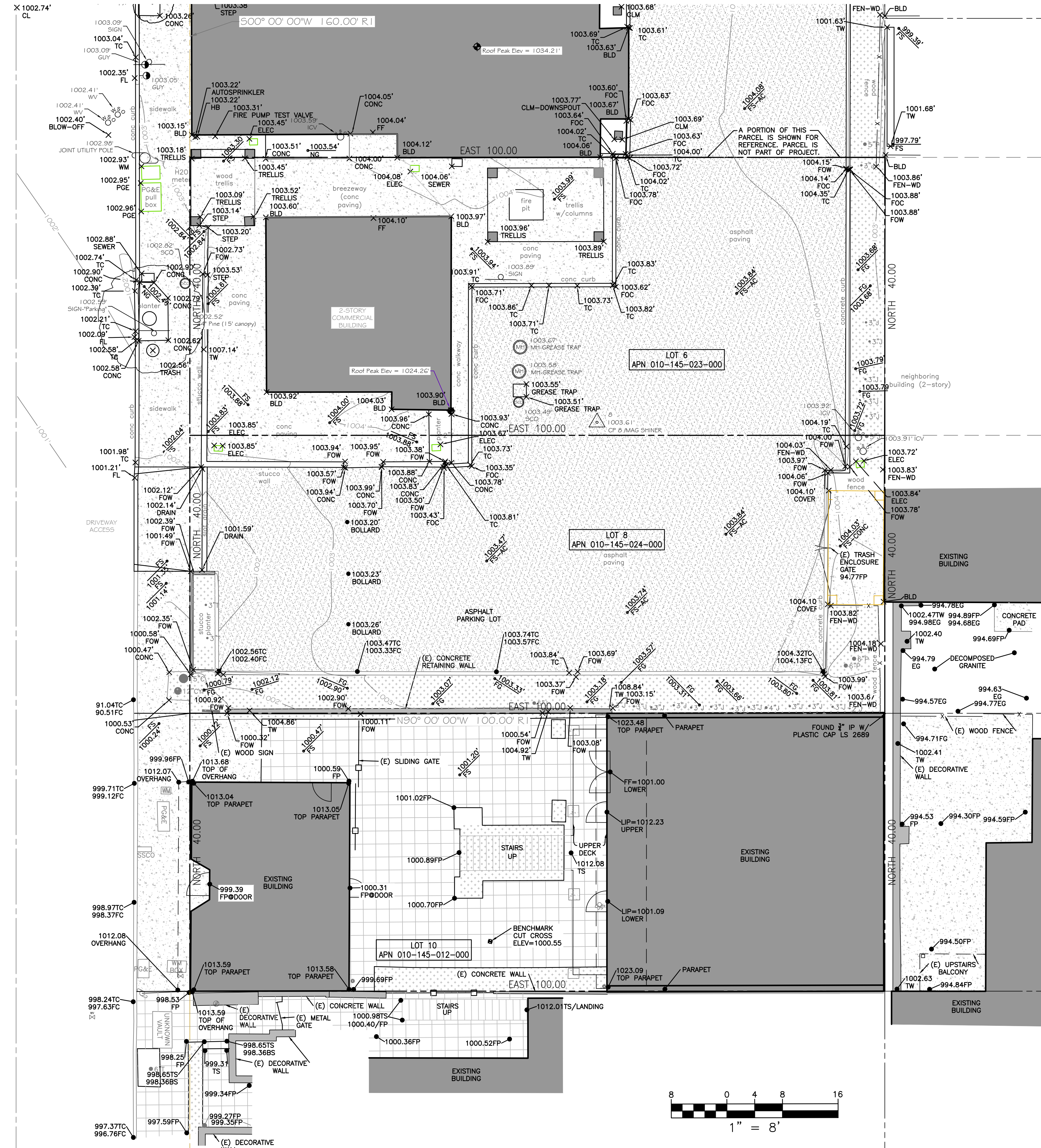
P.C. SUBMITTAL

REVISIONS:

- △ 12/19/24 PLAN UPDATE
- △ 2/7/25 REV. PER PLANNER COMMENTS
- △
- △
- △
- △

SITE PLAN

SHEET NO.

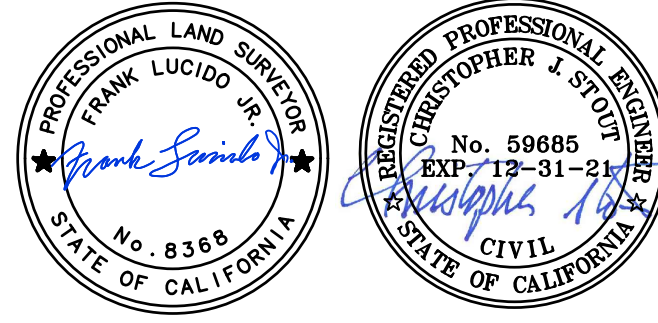
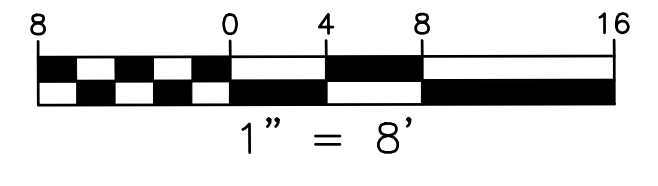


DOLORES STREET

LEGEND	
	WATER METER
	WATER VALVE
	HOSE BIB
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	JOINT POLE
	ELECTRICAL METER
	DOWNSPOUT
	CLEANOUT
	CONTROL POINT
	FIRE HYDRANT
	LIGHT STANDARD
	MANHOLE
	SEWER CLEAN OUT
	SIGN(POLE)
	SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER SHUTOFF
	PROPERTY BOUNDARY LINE
	BUILDING OVERHANG
	METAL FENCE
	CONCRETE CURB
	CONCRETE
	PAVERS
	PLANTER
	ASPHALT

ABBREVIATIONS	
CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FW	FACE OF WALL
FP	FINISH PAVEMENT
JTB	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDE AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - CUT CROSS - ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.



DRAWN BY: P/M  
 DESIGNED BY: N/A  
 DATE: 12/21/18  
 SCALE: 1" = 8'  
 JOB NUMBER: 19-47  
 LAST REVISED: 7/27/20  
 REVISED BY: C/S

PREPARED FOR:  
 INTERNATIONAL DESIGN GROUP, INC  
 721 LIGHTHOUSE AVE  
 PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY  
 DOLORES, 2SE OF 7TH  
 LOTS 6, 8, & 10  
 CARMEL-BY-THE-SEA

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STAMPS:

PROJECT/CLIENT:

JB PASTOR  
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

REVISIONS:

- △ 12/19/24 PLAN UPDATE
- △ 2/7/25 REV. PER PLANNER COMMENTS
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_

SITE DEMO &  
HISTORIC BLDG.  
PROTECTION PLAN

SHEET NO.

A1.1

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"Ø	2
JUNIPER	4"Ø	1
JUNIPER	3"Ø	17
JUNIPER	2"Ø	1
PINE	6"Ø	2
PINE	3"Ø	2
CHERRY	2"Ø	1

TOTAL TO BE REMOVED: 26 - PRIVATE PROPERTY

CYPRESS	15"Ø	1
CYPRESS	12"Ø	1

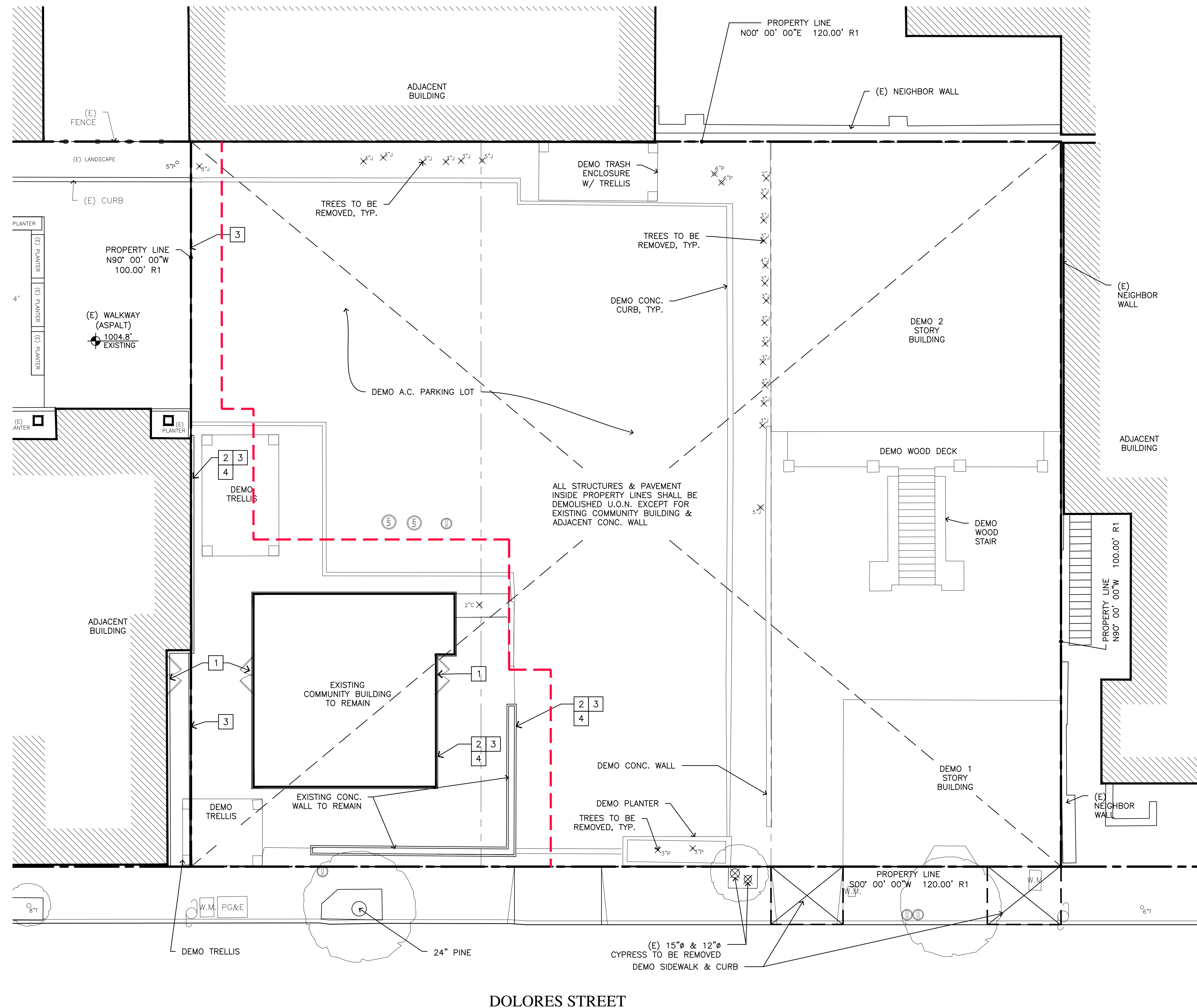
TOTAL TO BE REMOVED: 2 - PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

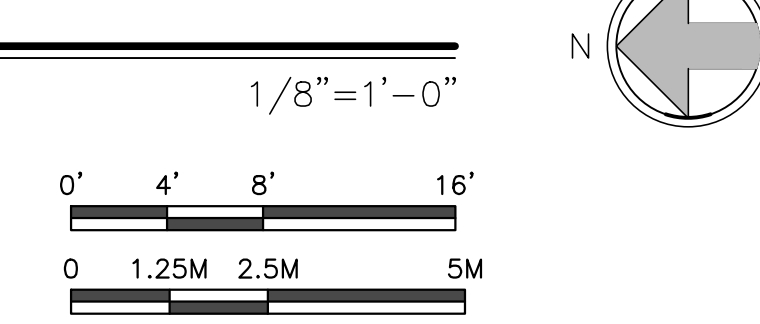
TOTAL TO BE REMOVED: 28

HISTORIC BLDG.  
PROTECTION PLAN  
KEYNOTES

- 1 CONSTRUCT BARRICADE WALL TO CLOSE OPENING OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
- 2 PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
- 3 CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
- 4 ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.



DEMO. SITE PLAN



DOLORES STREET

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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

REVISIONS:

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- △ 2/7/25 REV. PER PLANNER COMMENTS
- △
- △
- △

**EXITING, F.A.R. &  
BUILDING COVERAGE  
DIAGRAMS**

SHEET NO.

**A1.2**

**EXIT ANALYSIS**

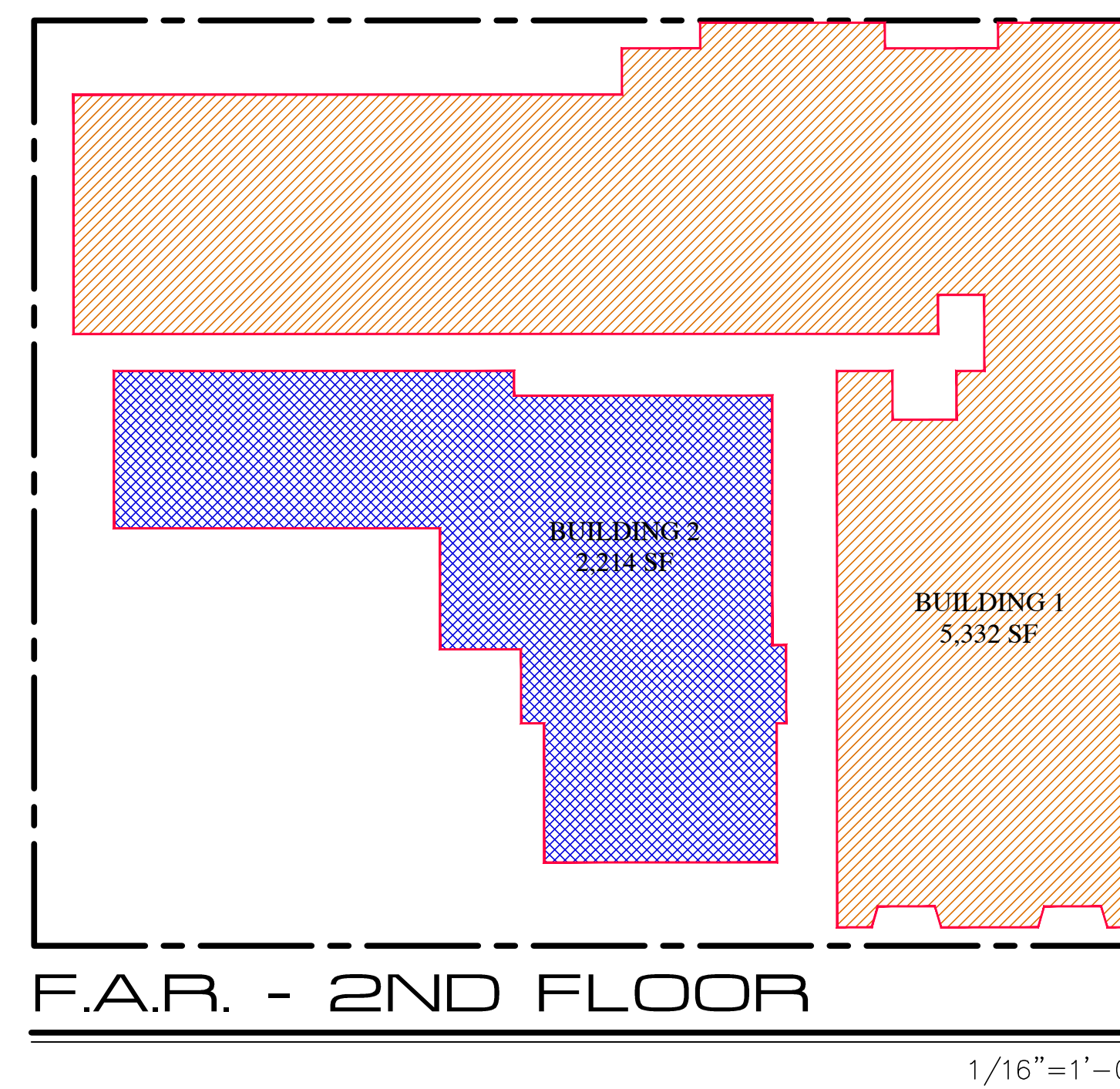
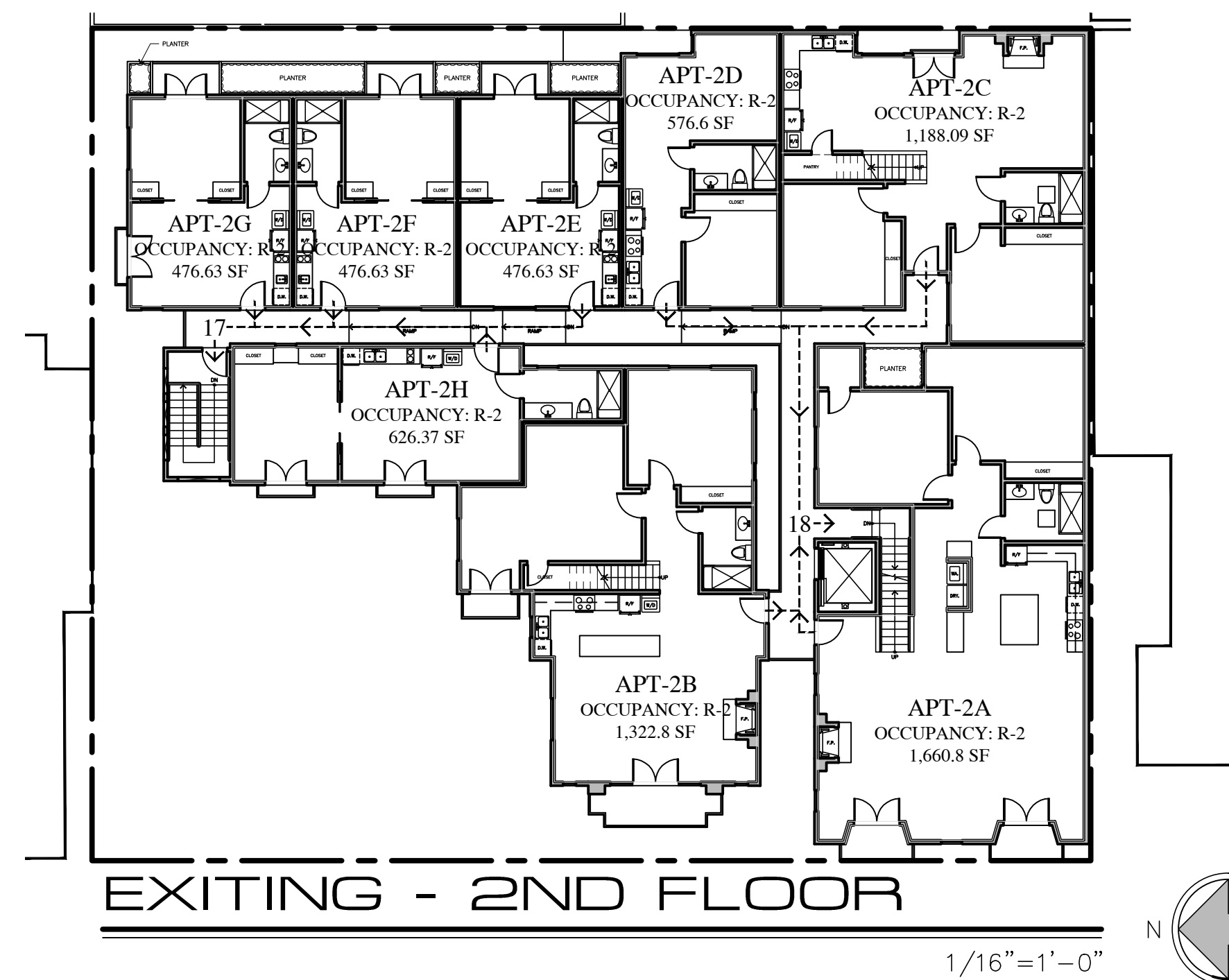
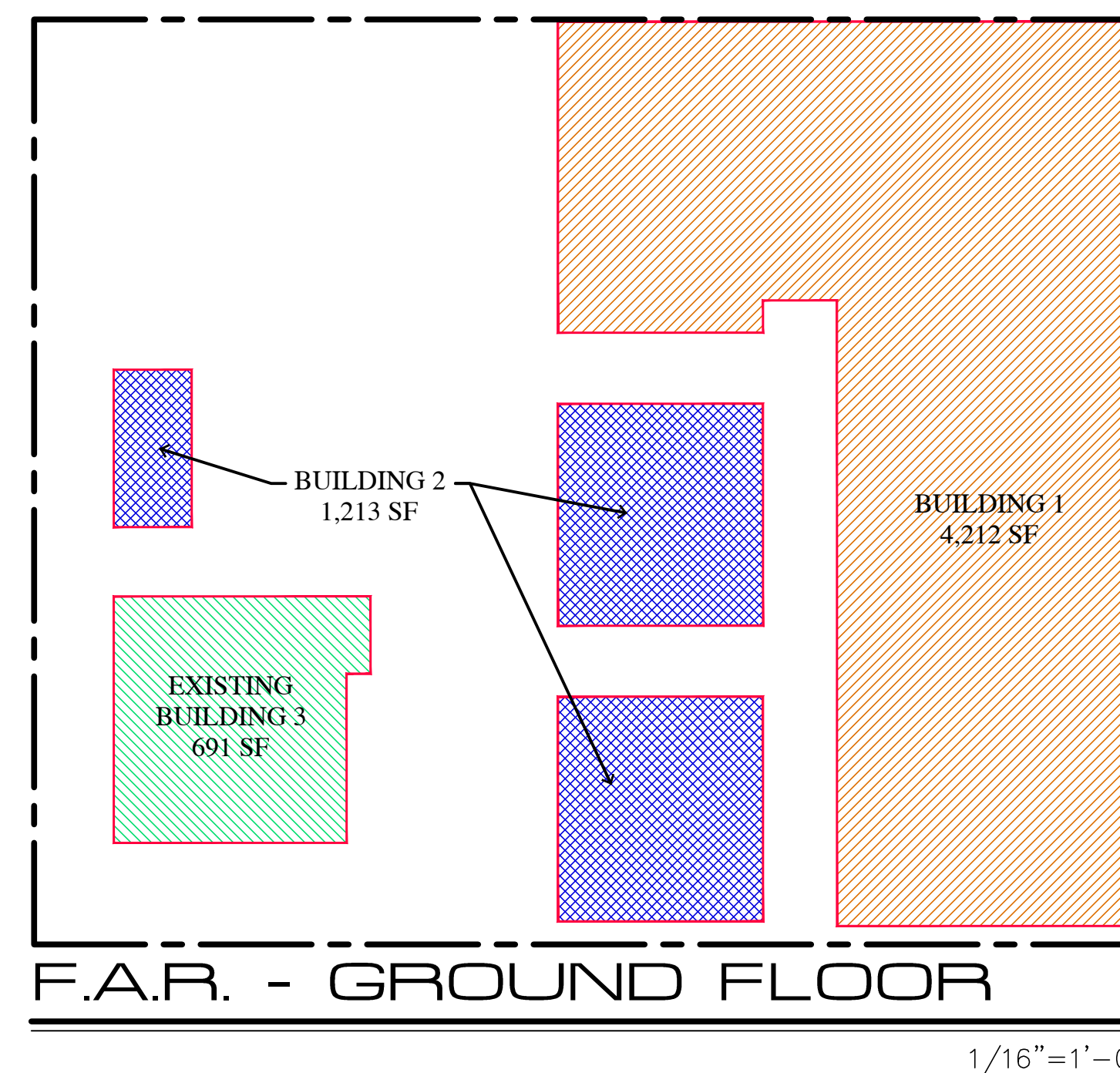
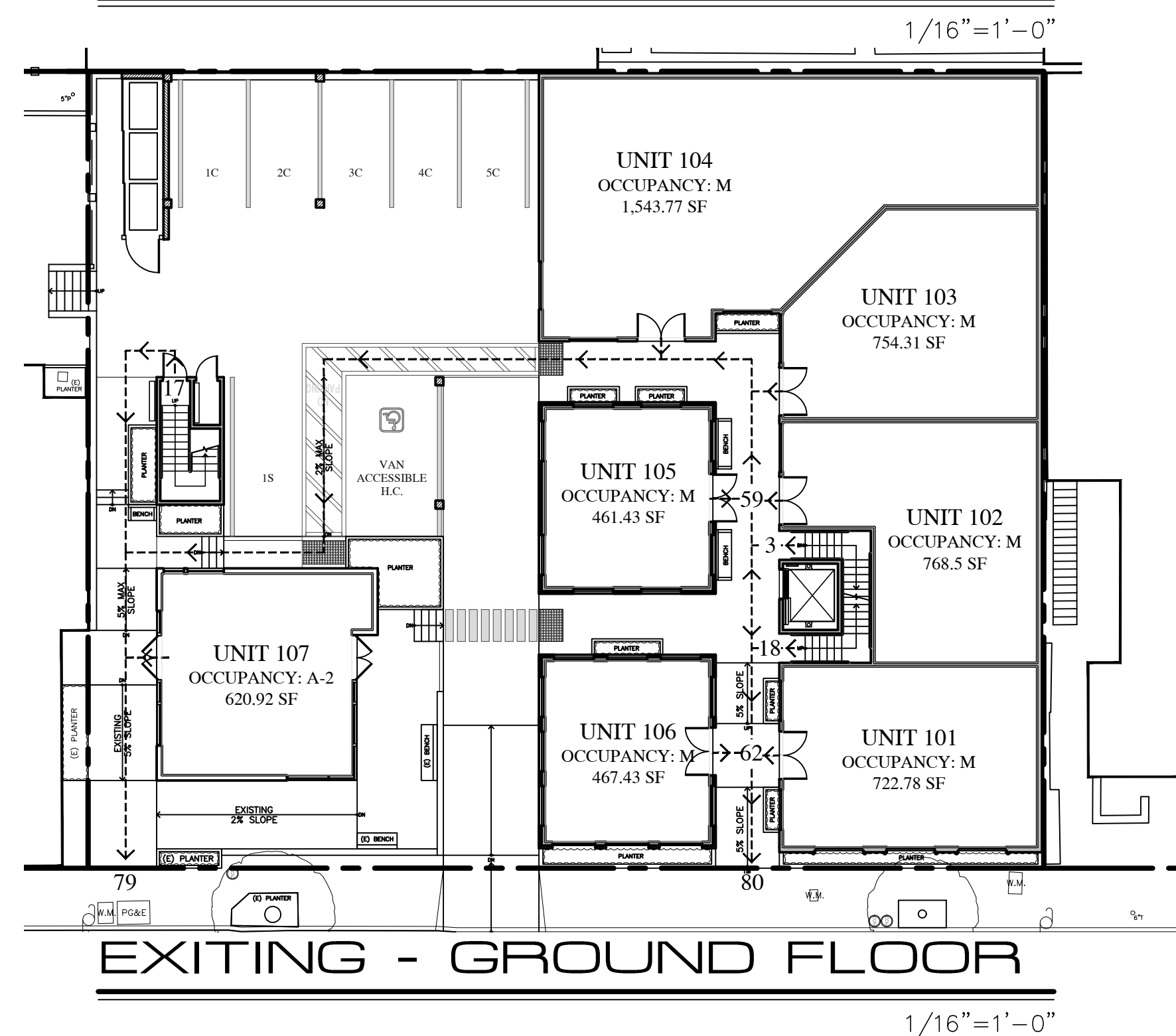
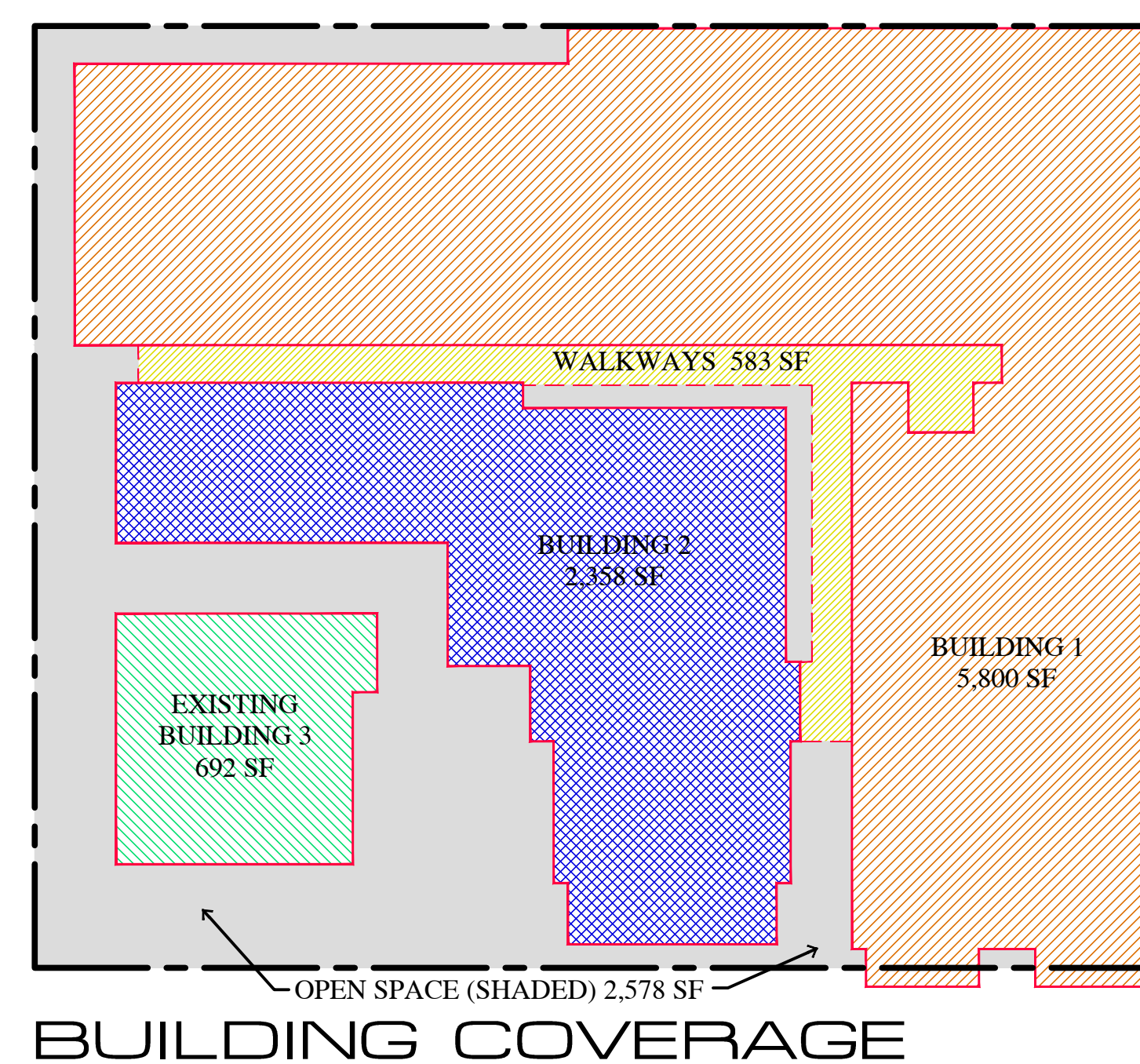
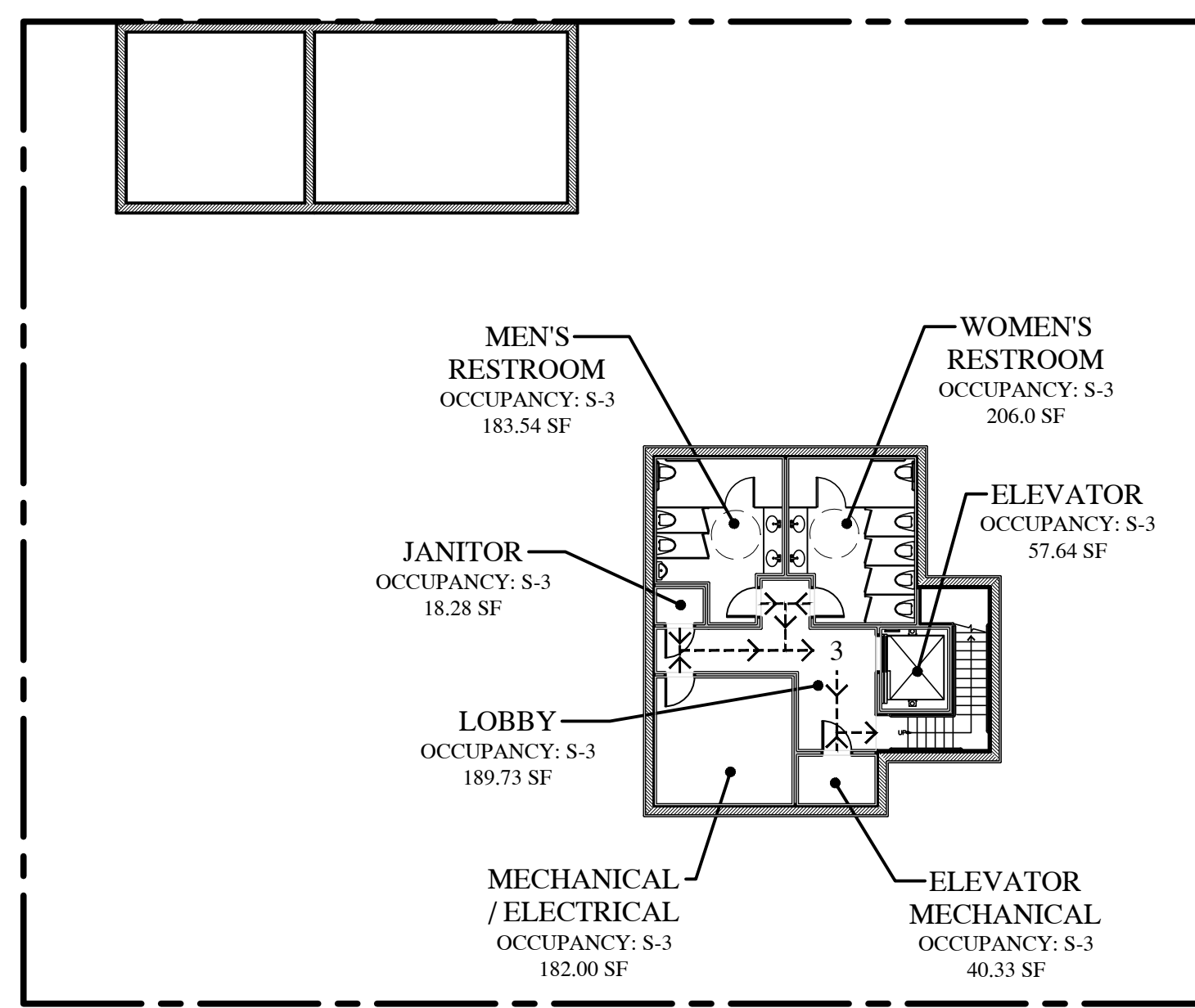
BASEMENT	
TYPE S-3 OCCUPANCY	
LOBBY	= 189.73 SF
JANITOR CLOSET	= 18.28 SF
MEN'S RESTROOM	= 183.54 SF
WOMEN'S RESTROOM	= 206.00 SF
ELEVATOR	= 57.64 SF
ELEVATOR MECHANICAL	= 40.33 SF
MECHANICAL/ELECTRICAL	= 156.00 SF
<b>TOTAL</b>	<b>= 851.52 SF/300 GROSS = 2.84 = 3 OCCUPANTS</b>
S-3 OCCUPANT LOAD = 3 OCCUPANTS > 1 EXITS REQUIRED	
<b>EXIT WIDTH REQUIRED:</b>	
3 X 0.2" = 0.6" @ DOOR > 72" PROVIDED	
3 X 0.3" = 0.9" @ STAIR > 88" PROVIDED	
GROUND FLOOR	
TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS	
<b>CALCULATED FOR TYPE M</b>	
UNIT-101	= 722.78 SF
UNIT-102	= 768.5 SF
UNIT-103	= 754.31 SF
UNIT-104	= 1,543.77 SF
UNIT-105	= 461.43 SF
UNIT-106	= 467.43 SF
<b>TOTAL</b>	<b>= 4,718.22 SF/60 GROSS = 78.64 = 79 OCCUPANTS</b>
TYPE A-2 OCCUPANCY (ASSEMBLY) 15 SF GROSS = OCCUPANTS	
UNIT-107	= 621 SF
<b>TOTAL</b>	<b>= 621 SF/15 GROSS = 41.39 = 42 OCCUPANTS</b>
A-2 + M OCCUPANT LOAD = 121 OCCUPANTS > 2 EXITS REQUIRED > 61 OCCUPANTS EACH	
<b>EXIT WIDTH REQUIRED:</b>	
61 X 0.2" = 12.2" @ DOOR > 72" PROVIDED	
61 X 0.3" = 18.3" @ STAIR > 88" PROVIDED	
2ND FLOOR	
TYPE R-2 OCCUPANCY	
APARTMENT-2A	= 1,660.8 SF
APARTMENT-2B	= 1,322.8 SF
APARTMENT-2C	= 1,188.09 SF
APARTMENT-2D	= 576.6 SF
APARTMENT-2E	= 476.63 SF
APARTMENT-2F	= 476.63 SF
APARTMENT-2G	= 476.63 SF
APARTMENT-2H	= 626.37 SF
<b>TOTAL</b>	<b>= 6,804 SF/200 GROSS = 34.02 = 35 OCCUPANTS</b>
R-2 OCCUPANT LOAD = 35 OCCUPANTS > 2 EXITS REQUIRED > 18 OCCUPANTS EACH	
<b>EXIT WIDTH REQUIRED:</b>	
18 X 0.2" = 3.6" @ DOOR > 72" PROVIDED	
18 X 0.3" = 5.4" @ STAIR > 88" PROVIDED	

**F.A.R. CALCULATIONS**

GROUND FLOOR		FAR BY BUILDING:	
BUILDING 1	= 4,212 SF	BUILDING 1:	9,544 SF
BUILDING 2	= 1,213 SF	BUILDING 2:	3,427 SF
BUILDING 3 (EXISTING)	= 621 SF	BUILDING 3 (EXISTING):	621 SF
<b>TOTAL</b>	<b>= 6,046 SF</b>		
2ND FLOOR			
BUILDING 1	= 5,332 SF		
BUILDING 2	= 2,214 SF		
<b>TOTAL</b>	<b>= 7,546 SF</b>		
GROUND FLOOR + 2ND FLOOR (6,046 + 7,546) = 13,592 SF			
13,592 / 12,000 = 113.27%			

**BUILDING COVERAGE SUMMARY**

BUILDING COVERAGE	
BUILDING 1	= 5,800 SF
BUILDING 2	= 2,358 SF
BUILDING 3 (EXISTING)	= 692 SF
WALKWAYS	= 583 SF
<b>TOTAL</b>	<b>= 9,433 SF</b>
9,242 / 12,000 = 78.61%	





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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
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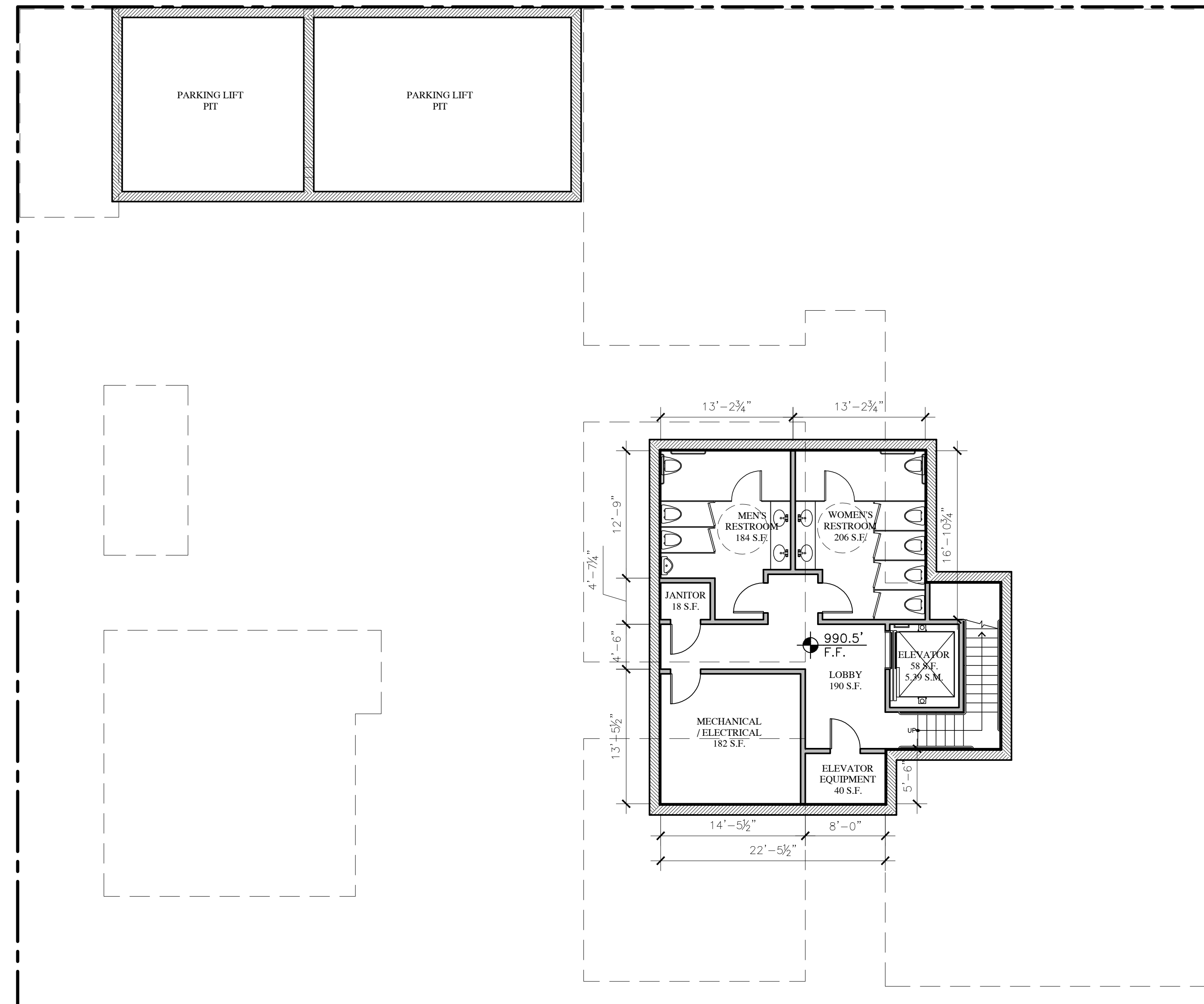
REVISIONS:

△	12/19/24	PLAN UPDATE
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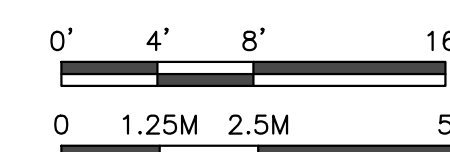
**BASEMENT  
PLAN**

SHEET NO.

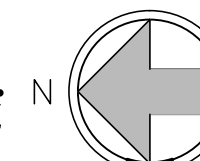
**A2.0**



**BASEMENT PLAN**



1/8" = 1'-0"



**WALL LEGEND**

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

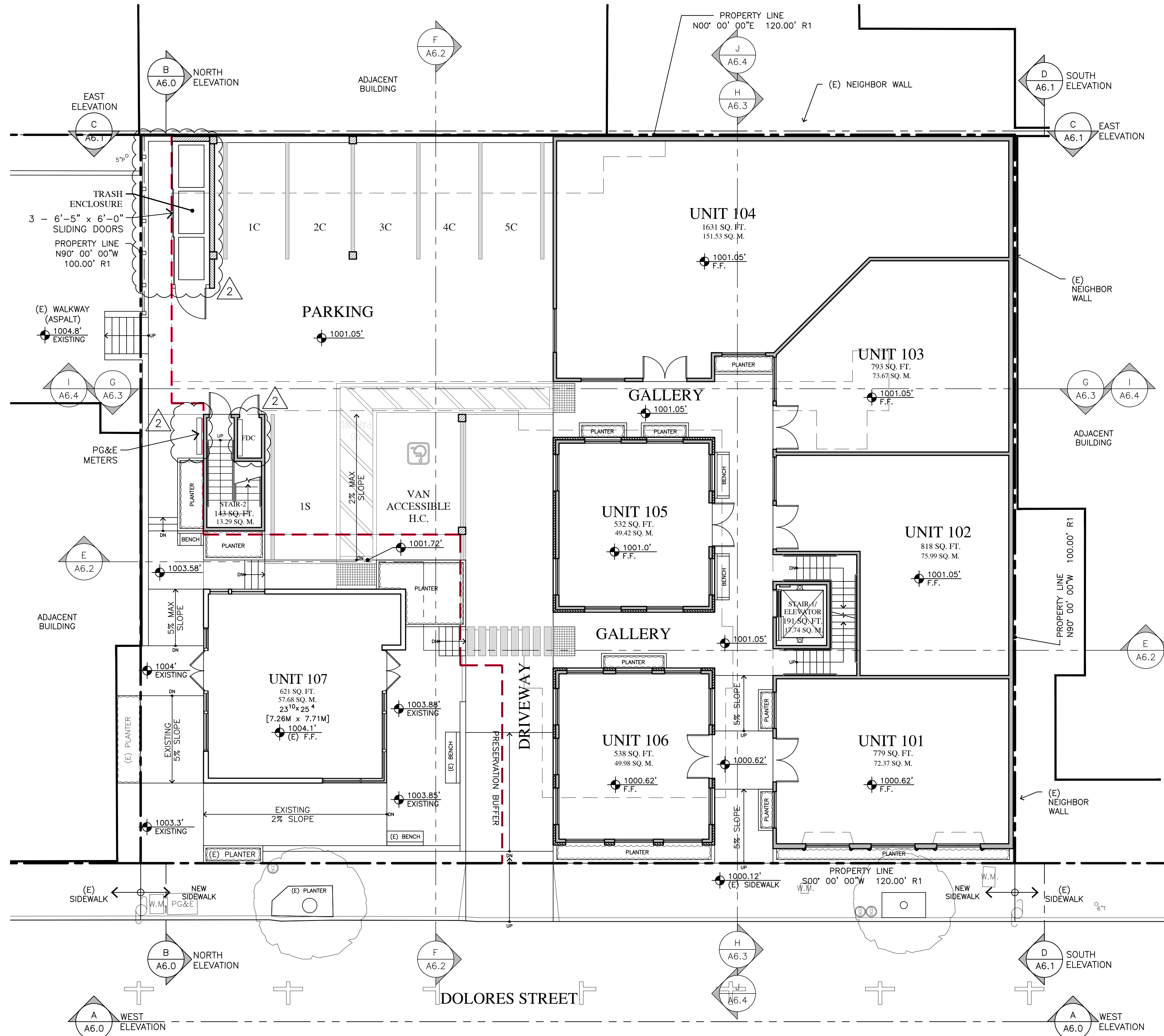
REVISIONS:

- △ 12/19/24
- △ PLAN UPDATE
- △ 2/7/25
- △ REV. PER PLANNER COMMENTS
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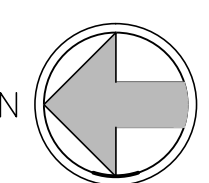
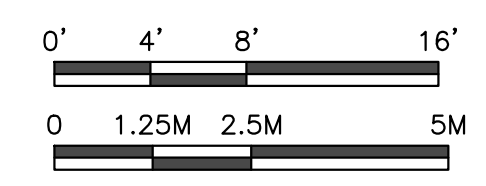
**GROUND  
FLOOR PLAN**

SHEET NO.

**A3.0**



**PROPOSED GROUND FLOOR PLAN**  
6,046 SQUARE FEET / 561.7 SQUARE METERS



**WALL LEGEND**

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

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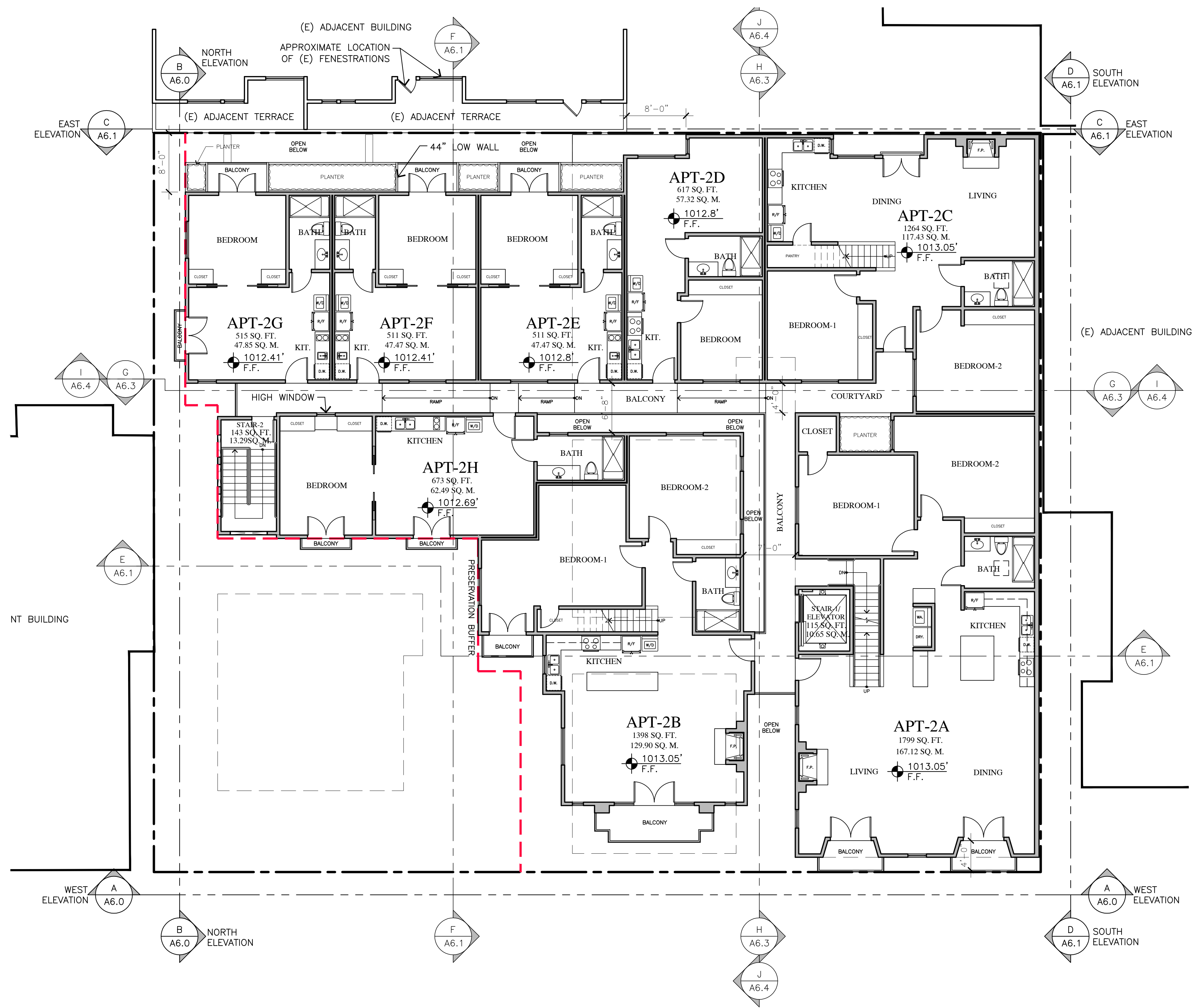
REVISIONS:

- △ 12/19/24 PLAN UPDATE
- △ 2/7/25 REV. PER PLANNER COMMENTS
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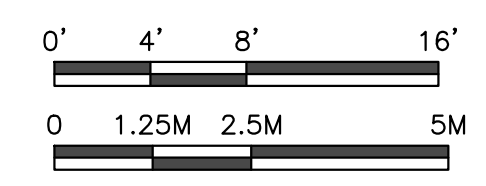
**SECOND  
FLOOR PLAN**

SHEET NO.

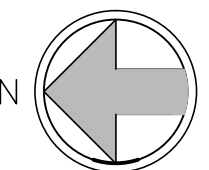
**A4.0**



**PROPOSED SECOND FLOOR PLAN**  
7,546 SQUARE FEET / 701.05 SQUARE METERS



1/8" = 1'-0"



**WALL LEGEND**

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



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**JB PASTOR  
BUILDING**

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**DOLORES, 2ND SE  
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93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

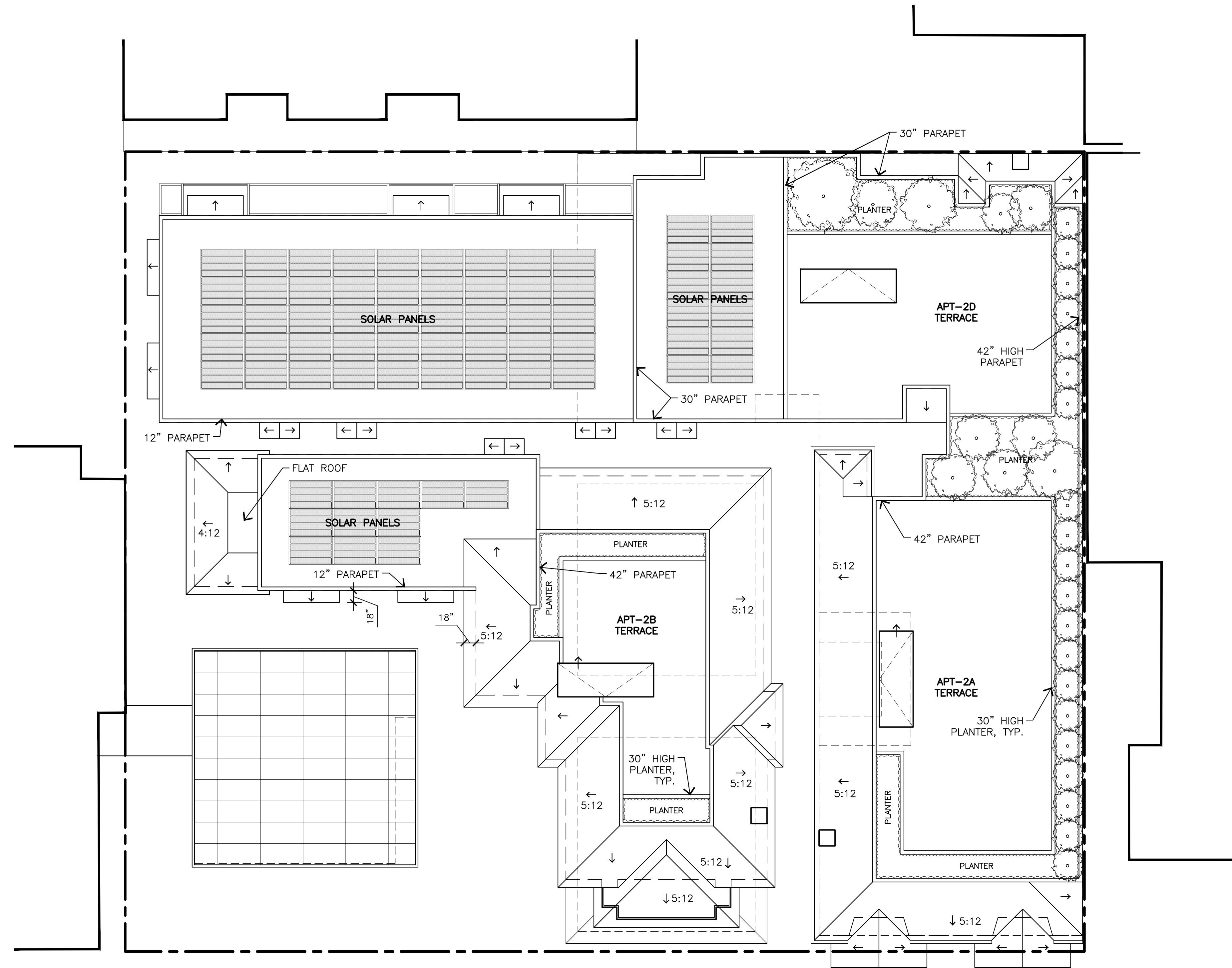
REVISIONS:

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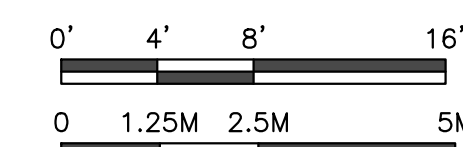
**ROOF  
PLAN**

SHEET NO.

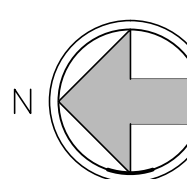
**A5.0**



ROOF PLAN



1/8" = 1'-0"



**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

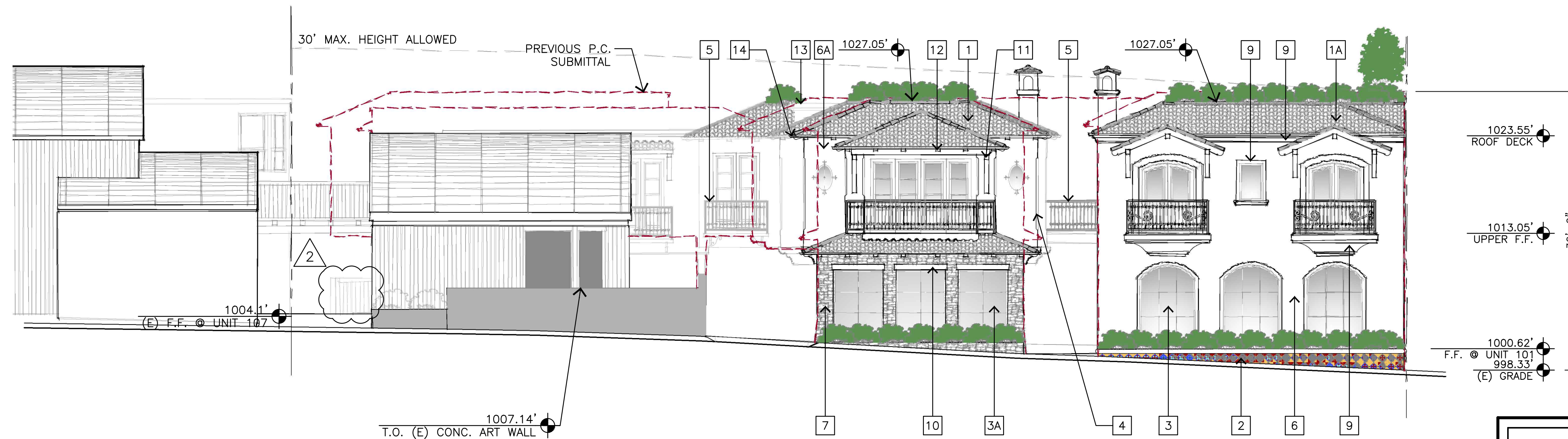
REVISIONS:

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- △ PLAN UPDATE \_\_\_\_\_
- △ 2/7/25 \_\_\_\_\_
- △ REV. PER PLANNER COMMENTS \_\_\_\_\_
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**ELEVATIONS**

SHEET NO.

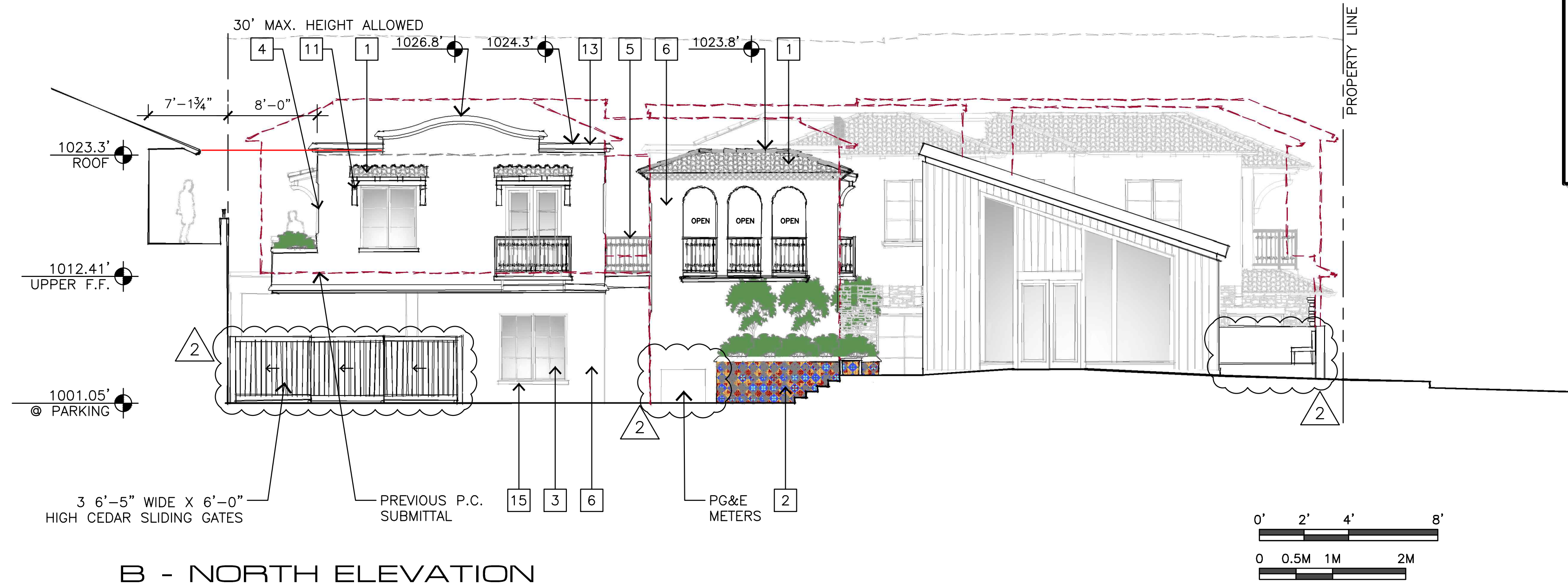
**A6.0**



**A - WEST ELEVATION**

**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
- 4 CHAMFERED STUCCO CORNERS
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 4X REDWOOD HEADER
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 6X4 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 4X4 SHAPED REDWOOD SILL



**B - NORTH ELEVATION**

**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

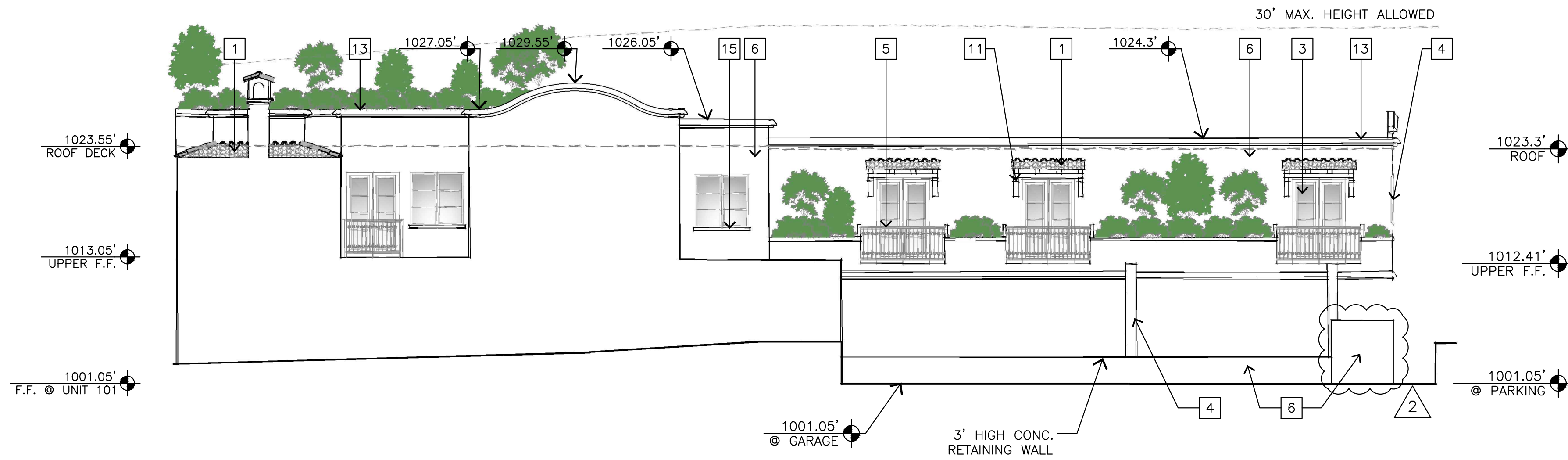
REVISIONS:

- △ 12/19/24 \_\_\_\_\_
- △ PLAN UPDATE
- △ 2/7/25 \_\_\_\_\_
- △ REV. PER PLANNER COMMENTS
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**ELEVATIONS**

SHEET NO.

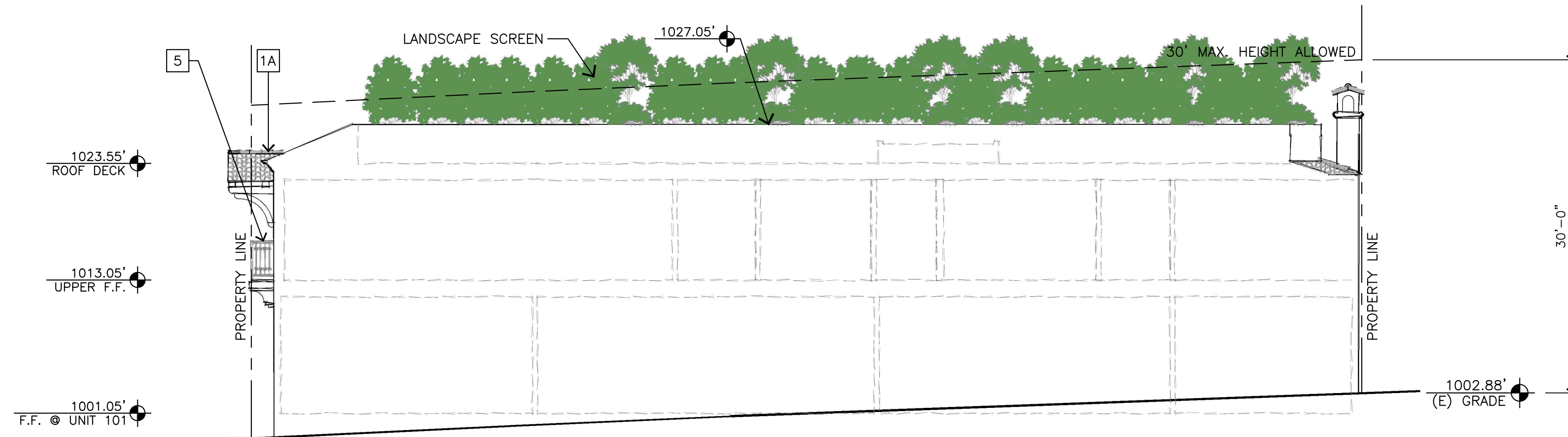
**A6.1**



**C - EAST ELEVATION**

**EXTERIOR FINISH LEGEND**

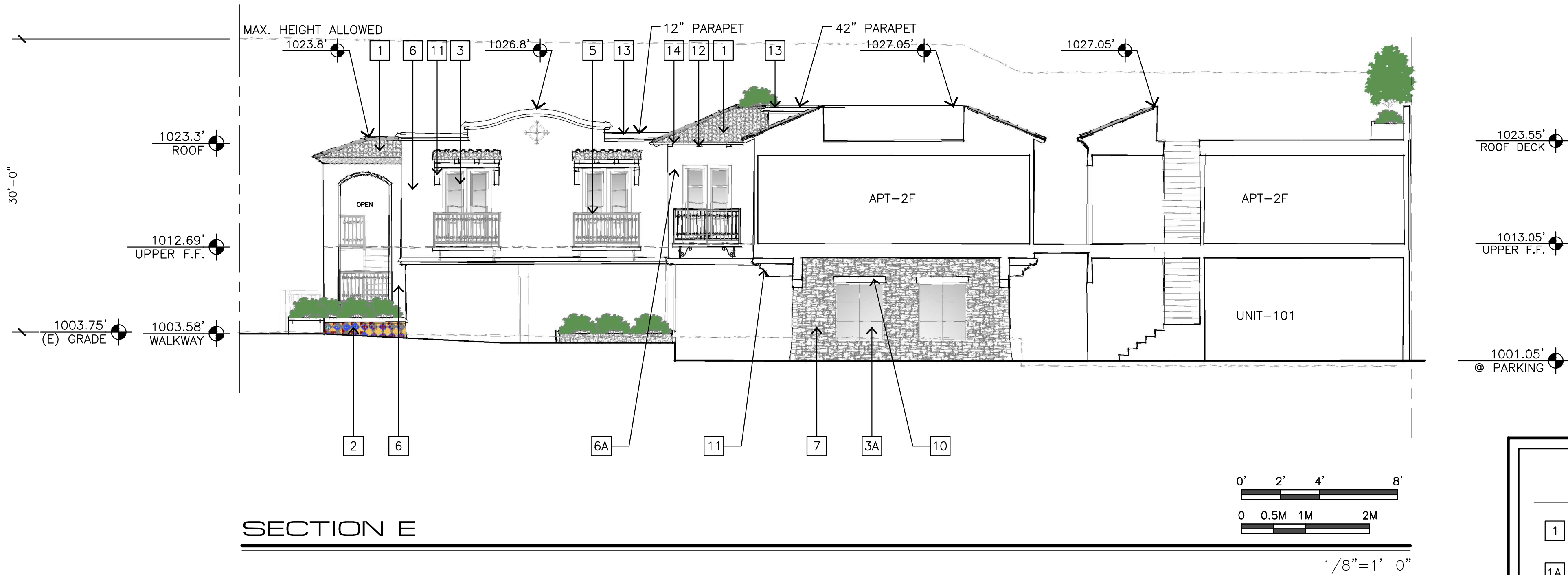
- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
- 4 CHAMFERED STUCCO CORNERS
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 4X REDWOOD HEADER
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 6X4 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 4X4 SHAPED REDWOOD SILL



**D - SOUTH ELEVATION**

**DISCLAIMER:**  
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STAMPS:



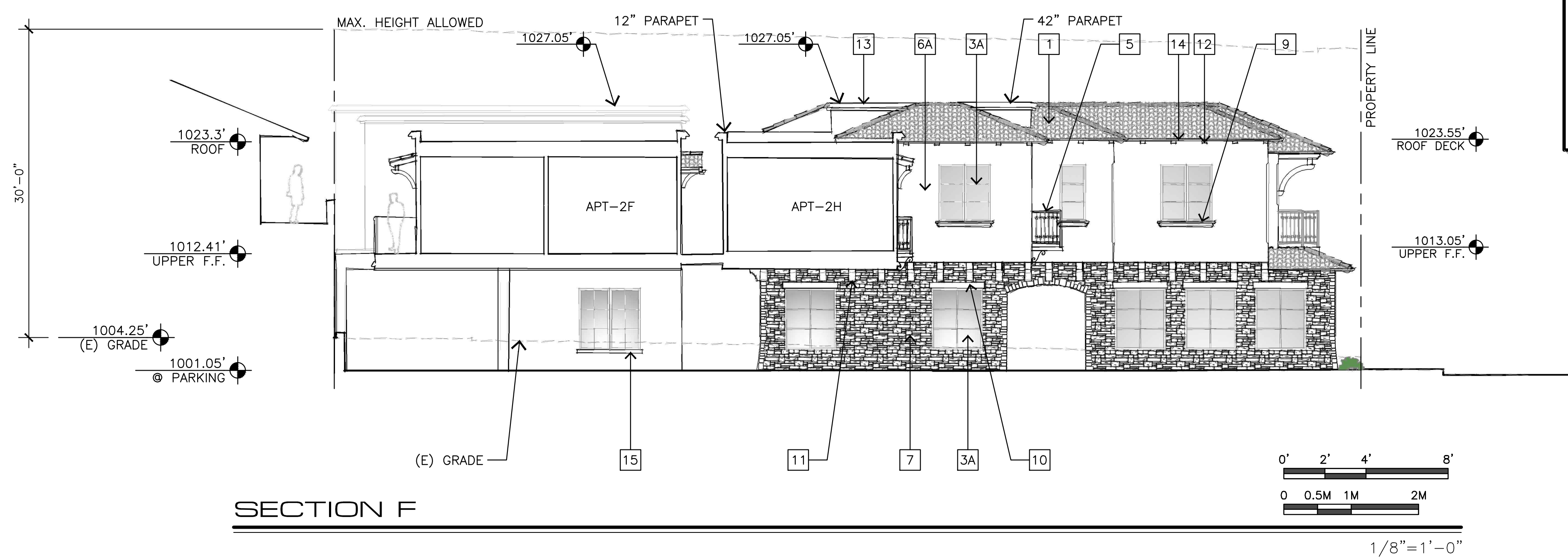
SECTION E

EXTERIOR FINISH LEGEND	
1	MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
1A	ROMAN PAN & MISSION SANDCAST CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
2	DECORATIVE CERAMIC TILE (I/A9.2)
3	METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
3A	METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
4	CHAMFERED STUCCO CORNERS
5	PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
6	PAINTED STUCCO SMOOTH FINISH (G/A9.2)
6A	PAINTED STUCCO SMOOTH FINISH (M/A9.2)
7	RANDOM EXTERIOR STONE (N/A9.2)
9	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
10	4X REDWOOD HEADER
11	REDWOOD BEAMS, CORBELS, & HEADERS
12	6X4 REDWOOD RAFTER TAILS
13	SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
14	5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
15	4X4 SHAPED REDWOOD SILL

PROJECT/CLIENT:  
**JB PASTOR BUILDING**

PROJECT ADDRESS:  
**DOLORES, 2ND SE OF 7TH CARMEL, CA 93921**

APN: 010-145-012 022, & 023



SECTION F

DATE: NOVEMBER 21, 2024  
P.C. SUBMITTAL

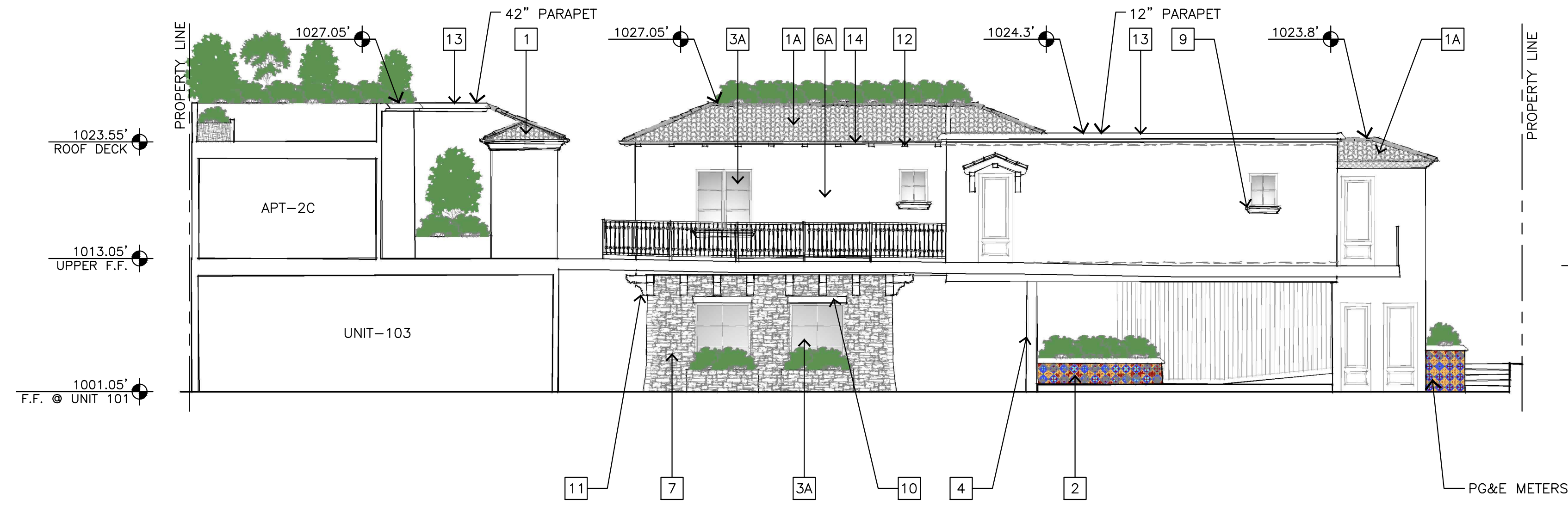
REVISIONS:

△	12/19/24	PLAN UPDATE
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ELEVATIONS

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STAMPS:



SECTION G

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
- 4 CHAMFERED STUCCO CORNERS
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 4X REDWOOD HEADER
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 6X4 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 4X4 SHAPED REDWOOD SILL

PROJECT/CLIENT:

JB PASTOR  
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921

APN: 010-145-012  
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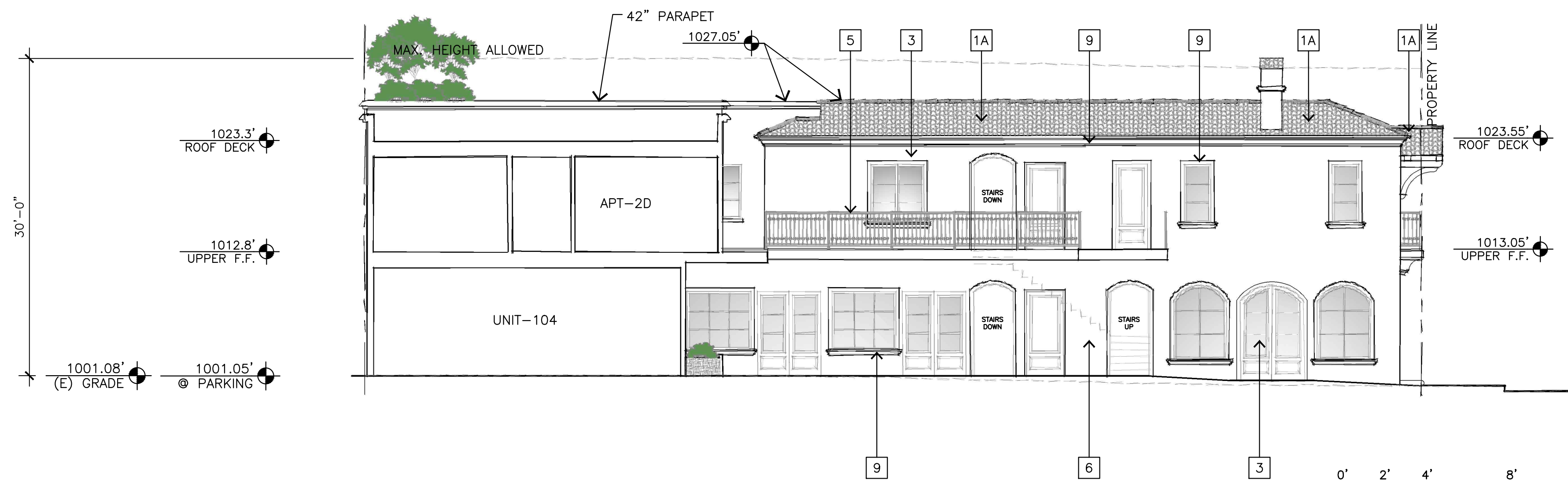
REVISIONS:

- △ 12/19/24 \_\_\_\_\_
- △ PLAN UPDATE
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- △ REV. PER PLANNER COMMENTS
- △ \_\_\_\_\_
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ELEVATIONS

SHEET NO.

A6.3



SECTION H

**DISCLAIMER:**  
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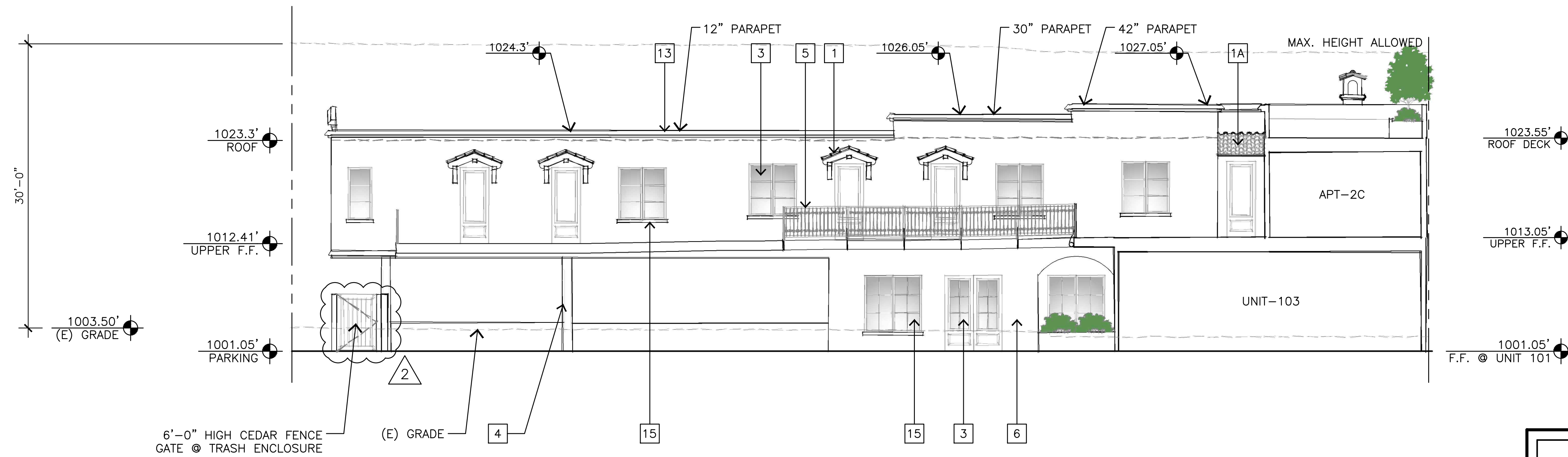
REVISIONS:

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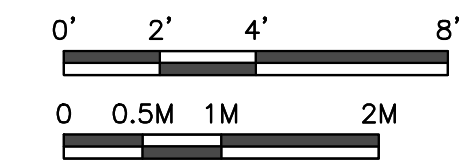
ELEVATIONS

SHEET NO.

**A6.4**



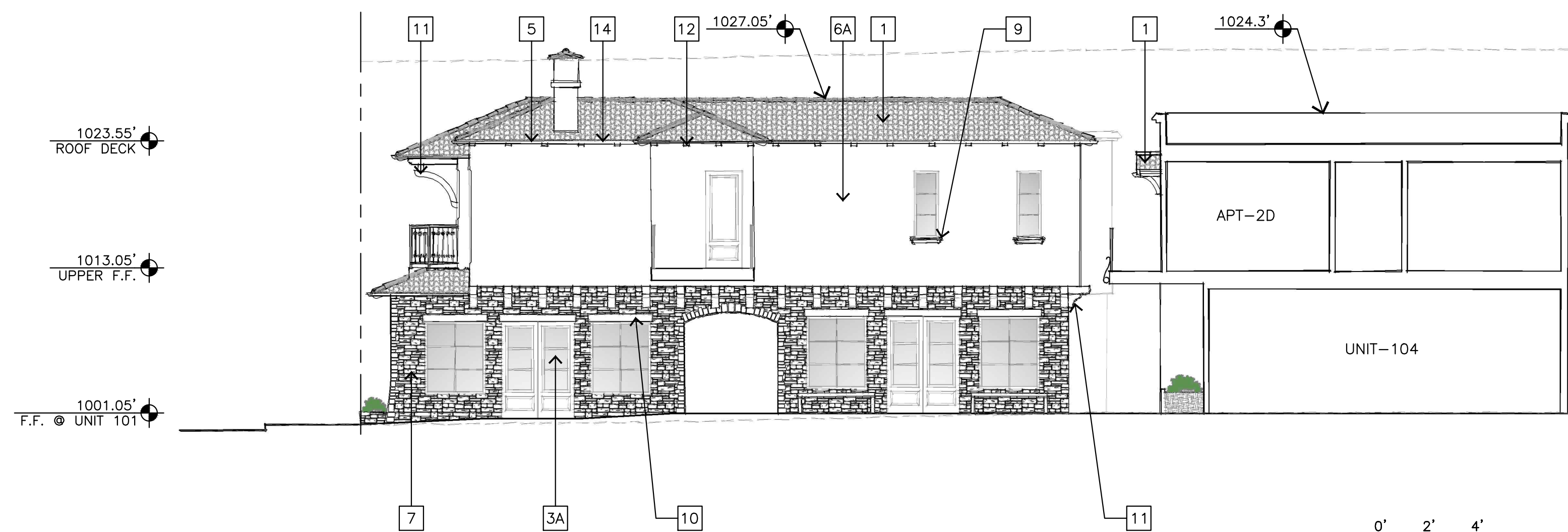
SECTION I



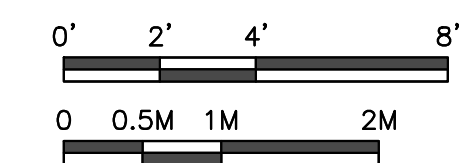
1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
- 4 CHAMFERED STUCCO CORNERS
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 4X REDWOOD HEADER
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 6X4 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 4X4 SHAPED REDWOOD SILL



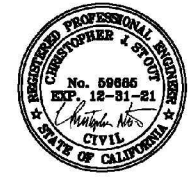
SECTION J



1/8" = 1'-0"



NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 25E OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.



**INTERNATIONAL DESIGN GROUP**  
721 LIGHTHOUSE AVE  
PACIFIC GROVE, CA 93950

DESIGNED BY: [blank]  
DATE: [blank]  
PROJECT NO.: [blank]  
PREPARED FOR: [blank]

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 2 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.



NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 25E OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.



**INTERNATIONAL DESIGN GROUP**  
721 LIGHTHOUSE AVE  
PACIFIC GROVE, CA 93950

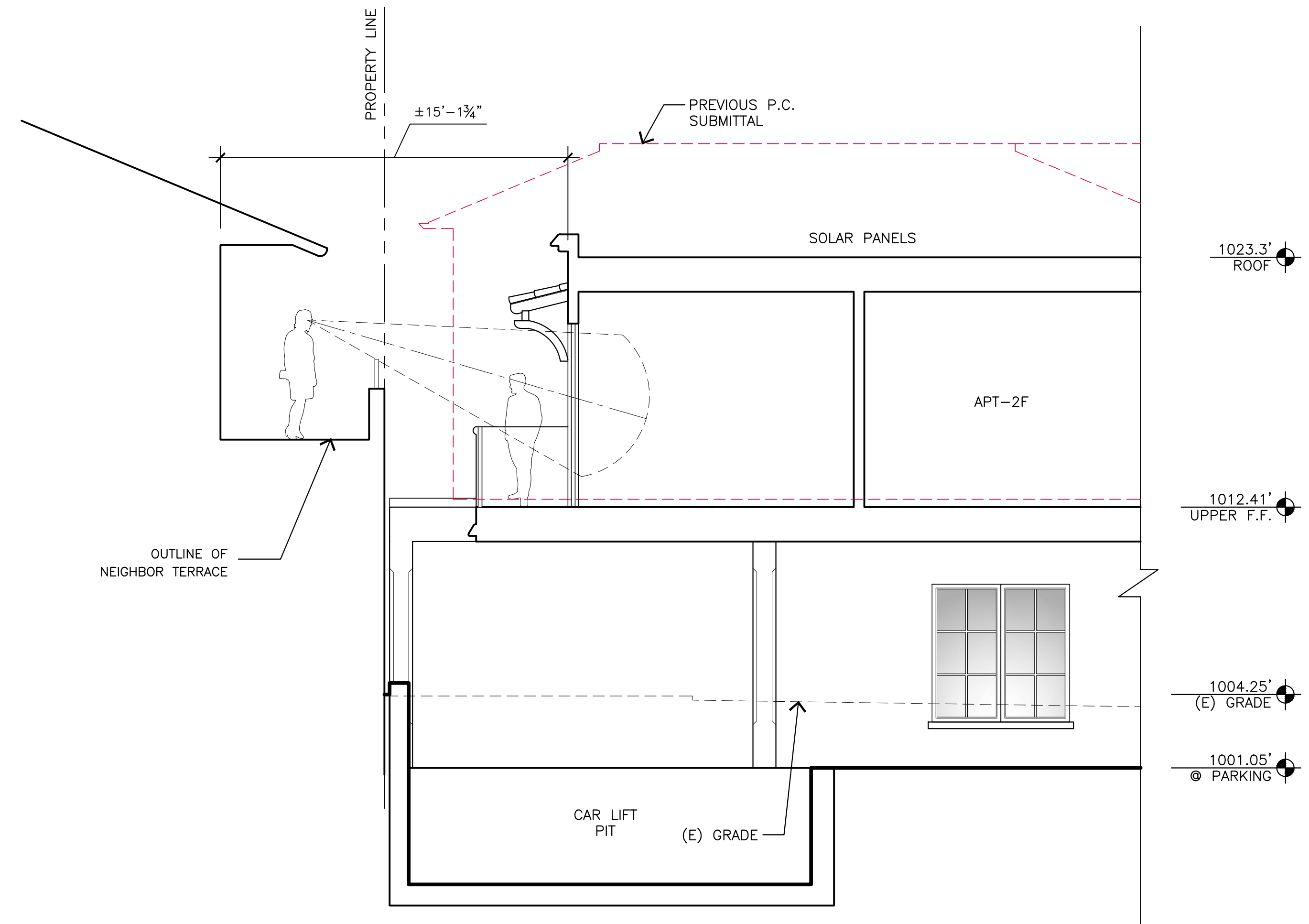
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DATE: [blank]  
PROJECT NO.: [blank]  
PREPARED FOR: [blank]

DOLORES STREET ELEVATIONS EXHIBIT

SHEET 3 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.



SECTION F - THROUGH ADJACENT BUILDING

1/4"=1'-0"

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DESIGNED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**JB PASTOR BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE OF 7TH CARMEL, CA 93921**

APN: 010-145-012 022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

REVISIONS:

- △ 12/19/24 PLAN UPDATE
- △ 2/7/25 REV. PER PLANNER COMMENTS
- △
- △
- △
- △

**ADJACENT BUILDING SECTION**

SHEET NO.

**A6.7**

**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

REVISIONS:

△	12/19/24	PLAN UPDATE
△	2/7/25	REV. PER PLANNER COMMENTS
△		
△		
△		
△		

**STREETSCAPE  
ELEVATIONS**

SHEET NO.

**A8.1**

BLDG. HT.: 30.85'  
ABOVE SIDEWALK



30' MAX. HEIGHT ALLOWED



BLDG. HT.: 32.0'  
ABOVE SIDEWALK



BLDG. HT.: 30.3'  
ABOVE SIDEWALK

DOLORES STREETSCAPE - EAST SIDE



BLDG. HT.: 30.85'  
ABOVE SIDEWALK

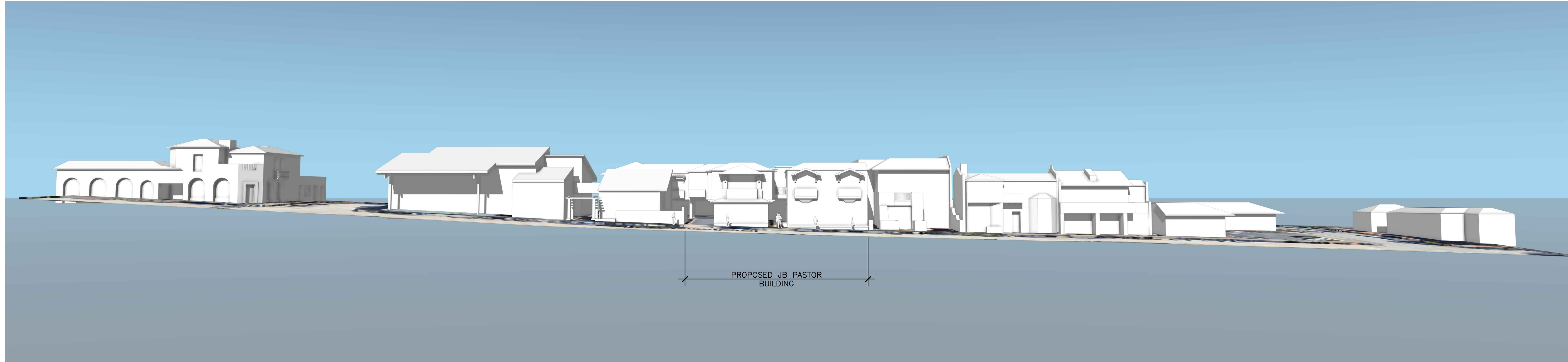


BLDG. HT.: 31.2'  
ABOVE SIDEWALK

DOLORES STREETSCAPE - WEST SIDE







STREET ELEVATION VIEW BETWEEN 7TH AND 8TH AVENUE



STREET PERSPECTIVE BETWEEN 7TH AND 8TH AVENUE LOOKING FROM NORTH TO SOUTH

THIS VIEW DEMONSTRATES THAT THE NEIGHBORING BUILDINGS HAVE A HIGHER ROOF LINE THAN THE PROPOSED JB PASTOR BUILDING



STREET PERSPECTIVE BETWEEN 7TH AND 8TH AVENUE LOOKING FROM SOUTH TO NORTH

THIS VIEW DEMONSTRATES THAT THE NEIGHBORING BUILDINGS HAVE A HIGHER ROOF LINE THAN THE PROPOSED JB PASTOR BUILDING

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PROJECT ADDRESS:

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CARMEL, CA  
93921

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△		
△		

MASSING STUDY

SHEET NO.

A8.2



F - MISSION STYLE CAP & PAN CLAY TILE ROOF, TYP.



43171 Sandstone Flash Sandcast Blend



C - PAINTED IRON RAILINGS BRONZE COLOR - TYP.



A - SIMULATED LIMESTONE SURROUNDS & ACCENTS



H - LIGHT FIXTURES - TYP.



D - DOOR & WINDOW COLOR - TYP.



HLS4212 Windsor Toffee



E - 5" HALF-ROUND PAINTED GALVANIZED GUTTERS & DOWNSPOUTS



K - LIMESTONE TILE



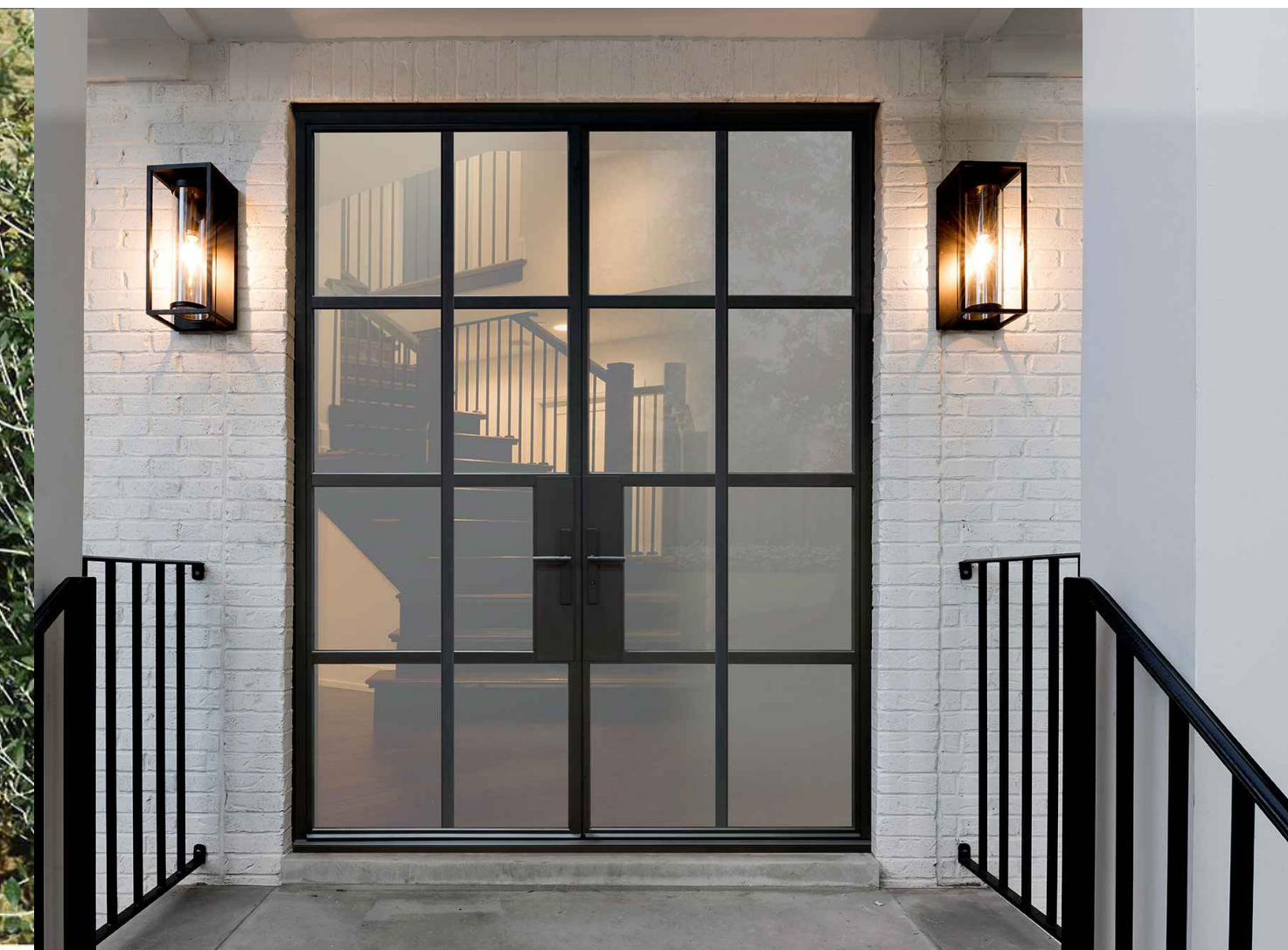
J - TOSCANA CAMBRIDGE COBBLE STONE CONCRETE PAVERS BY BELGARD OR EQUAL\*



I - PLANTER CERAMIC TILE



B - METAL CLAD EXTERIOR DOORS & WINDOWS -TYP.



\*NOTE:  
1. CONCRETE PAVERS TO BE SET IN SAND  
2. INSTALLATION SHALL COMPLY WITH "POLICY & STANDARDS FOR PUBLIC WAY DESIGN"

### BUILDING-2 ACCENTS



O - ROMAN STYLE CAP & PAN CLAY TILE ROOF, BUILDING-2



2251 Old Sedona Blend

6050 Old Sedona Blend



N - EXTERIOR RANDOM STONE VENEER BUILDING-2



HLS4201 Adobe White

M - PAINT SWATCH - BUILDING-2



Green Tea Leaf

L - DOOR & WINDOW COLOR - BUILDING-2

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STAMPS:

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JB PASTOR BUILDING

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93921

APN: 010-145-012  
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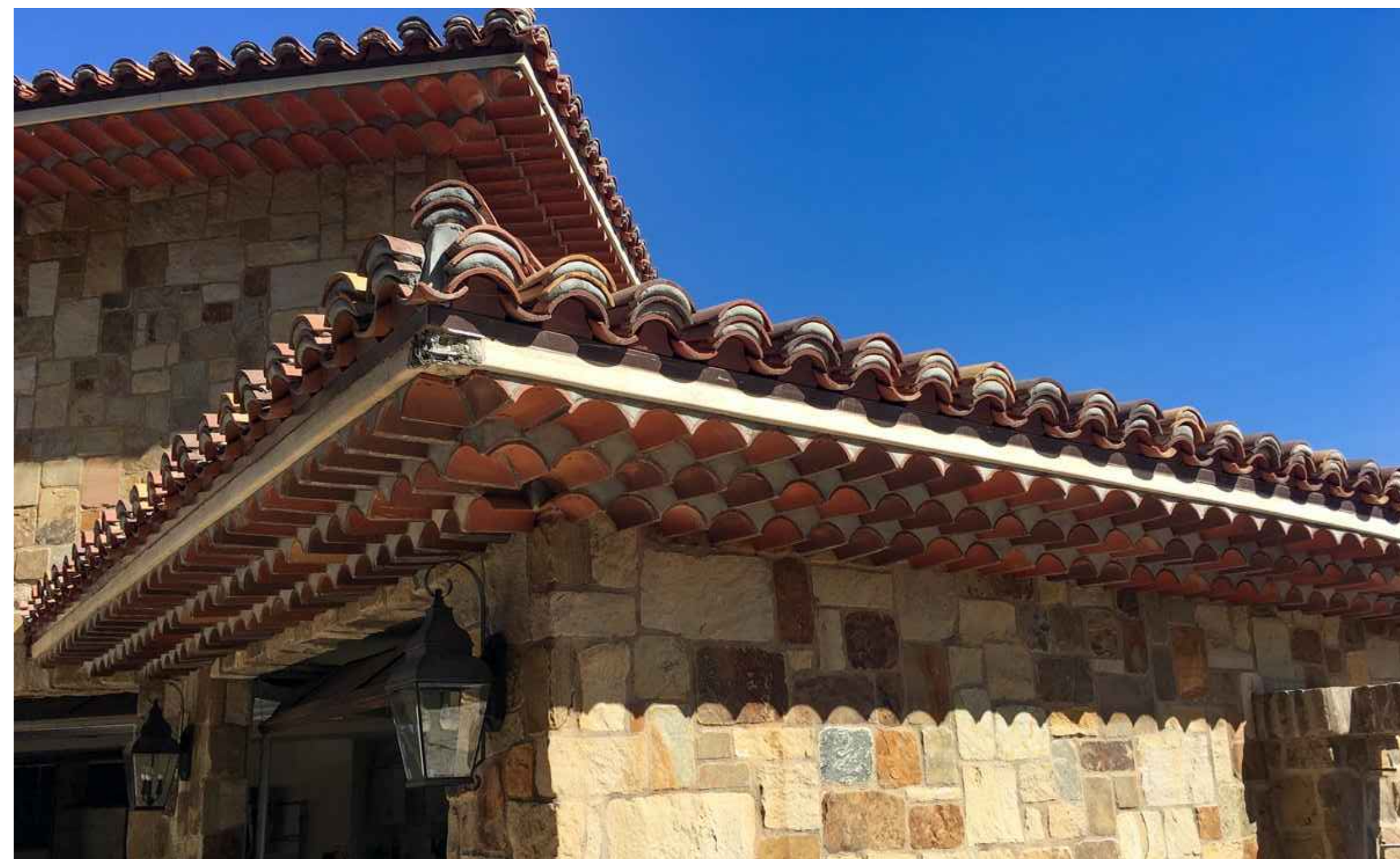
COLOR & MATERIAL SAMPLES

SHEET NO.

A9.2



PARAPET INSPIRATION



ROOF INSPIRATION

BALCONY INSPIRATIONS

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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

REVISIONS:

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△	REV. PER PLANNER COMMENTS	_____
△	_____	_____
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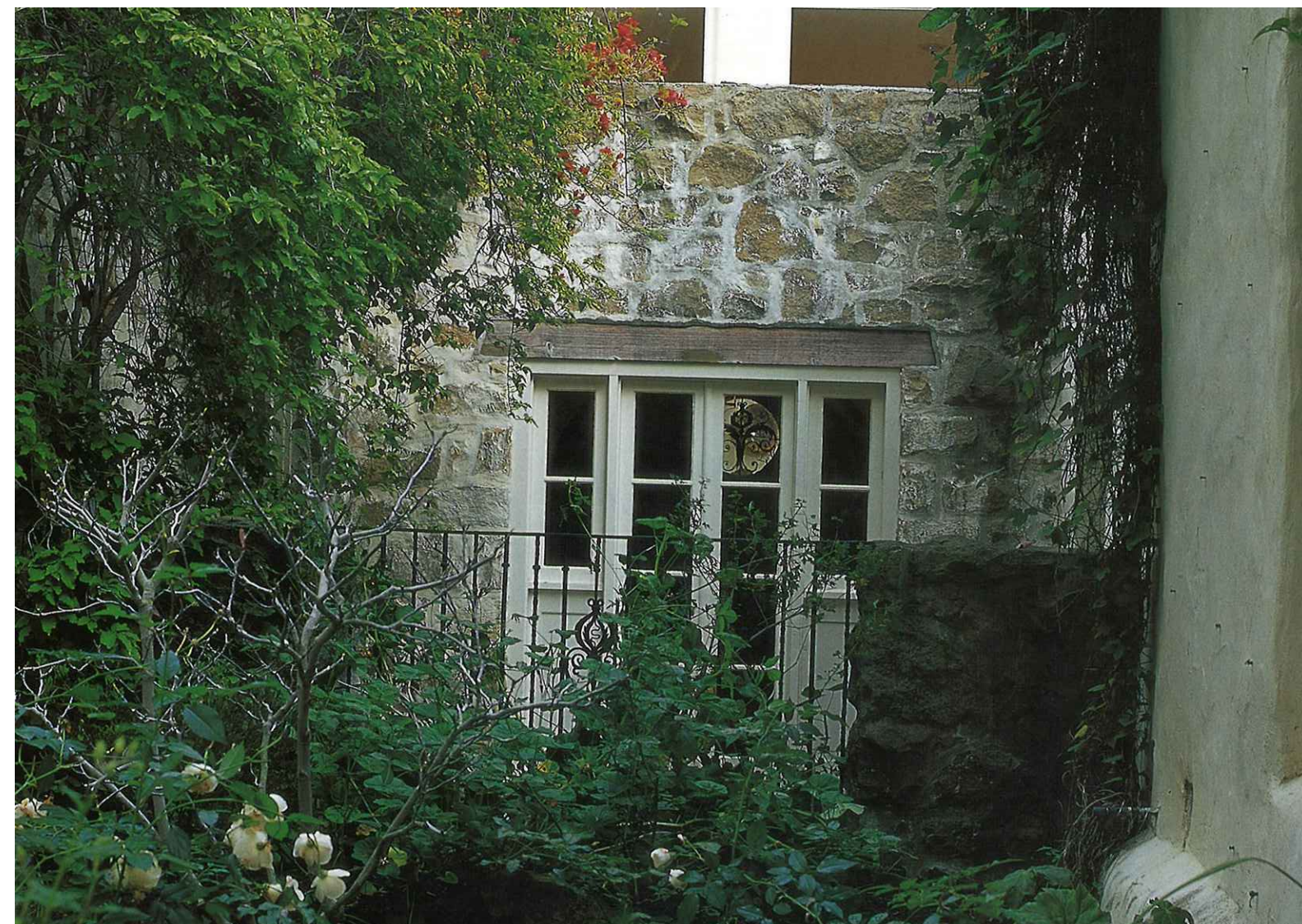
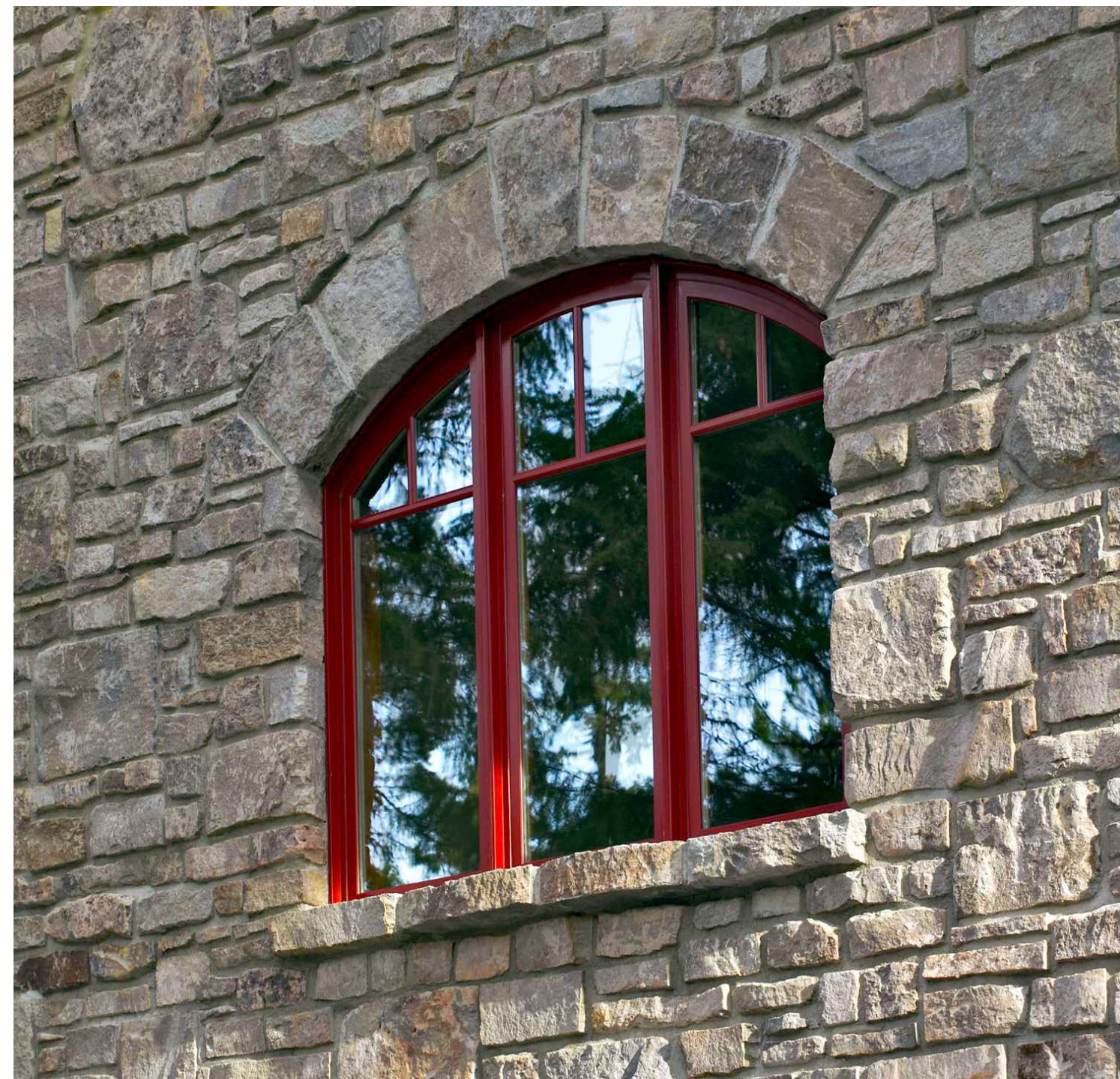
**INSPIRATION  
IMAGES**

SHEET NO.

**A10.1**



INSPIRATION IMAGES



STONE INSPIRATION

STAIR INSPIRATION

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△		
△		

**INSPIRATION  
IMAGES**

SHEET NO.

**A10.2**

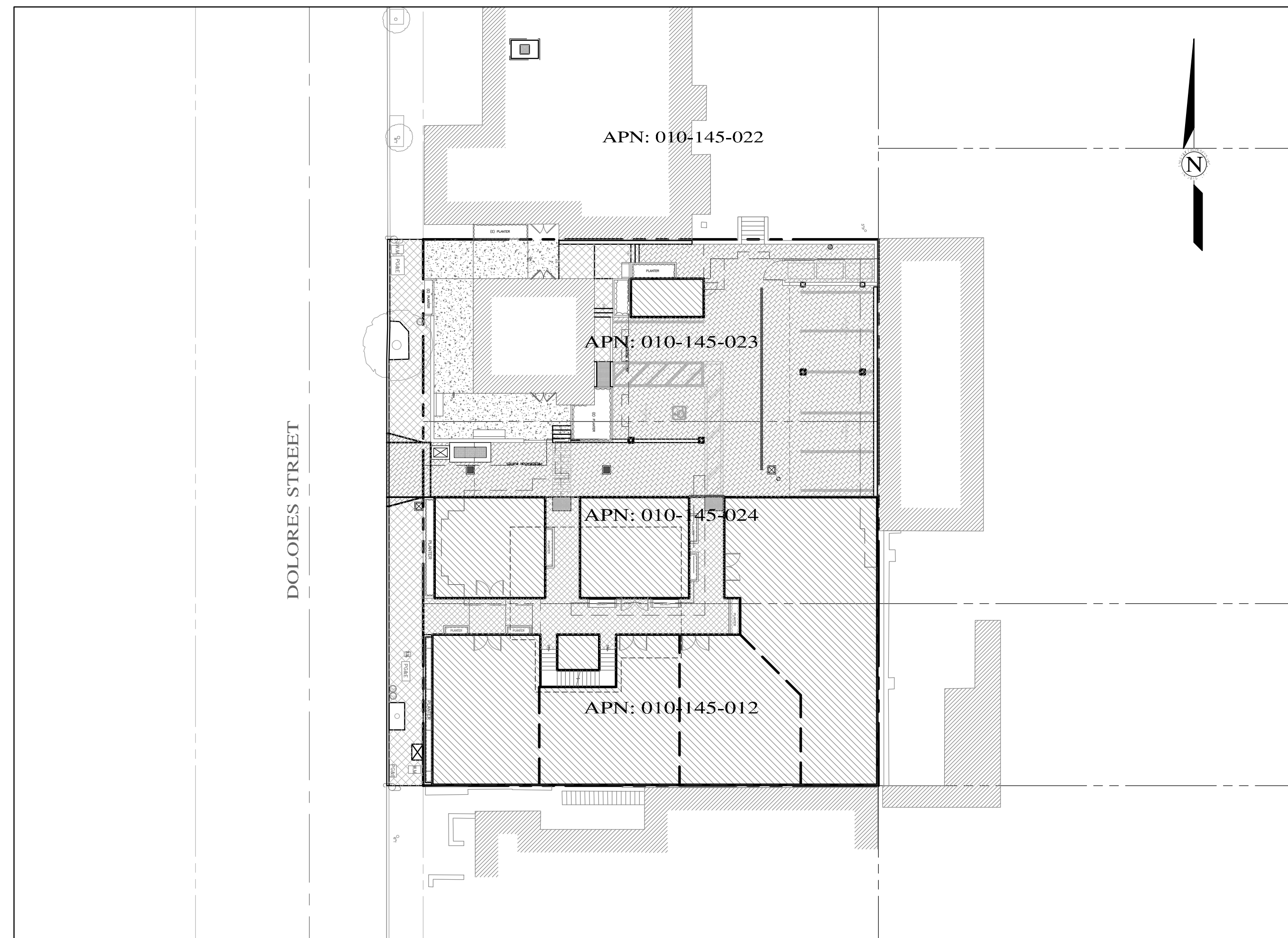
# CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

## JB PASTOR BUILDING

APNs: 010-145-012, 023 & 024

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



TOTAL LOT AREA = 12,000 SQ.FT.  
 TOTAL IMPERVIOUS AREA = 11,029 SQ.FT.  
 NEW/REPLACE IMPERVIOUS AREA = 9,445 SQ.FT.  
 TOTAL AREA OF DISTURBANCE = 10,420 SQ.FT.

GRADING QUANTITIES:  
 CUT = 1,445 C.Y.  
 FILL = 5 C.Y.  
 NET = 1,440 C.Y. EXPORT

NO AREAS WITH SLOPE EQUAL TO  
 OR GREATER THAN 10%

**STORM WATER CONTROL NOTES:**

- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

**INDEX TO SHEETS**

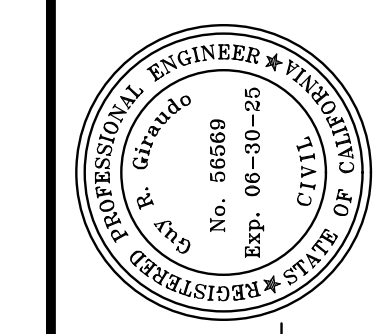
SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN - GROUND LEVEL
SHEET C3	GRADING SECTIONS A-C
SHEET C4	GRADING SECTIONS D-F
SHEET C5	UTILITY PLAN - GROUND LEVEL
SHEET C6	GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL
SHEET C7	STORM WATER CONTROL PLAN
SHEET C8	EROSION & SEDIMENT CONTROL PLAN
SHEET C9	CONSTRUCTION MANAGEMENT PLAN

**CONTACT INFORMATION:**

PRIMARY: OWNER  
 ESPERANZA CARMEL COMMERCIAL, LLC

SECONDARY: ARCHITECT  
 INTERNATIONAL DESIGN GROUP  
 ATTN: MR. JASON DIAZ  
 721 LIGHT HOUSE AVE.  
 PEBBLE BEACH, CA 93950  
 PH: (831)846-1261

SITE LOCATION:  
 DOLORES STREET  
 2 SE OF 7TH AVENUE  
 CARMEL-BY-THE-SEA, CA 93921



APPROVED BY:  
  
 GUY R. GIRARDO



" COVER SHEET "

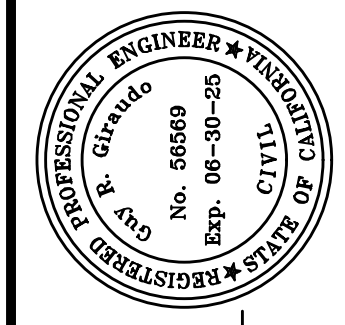
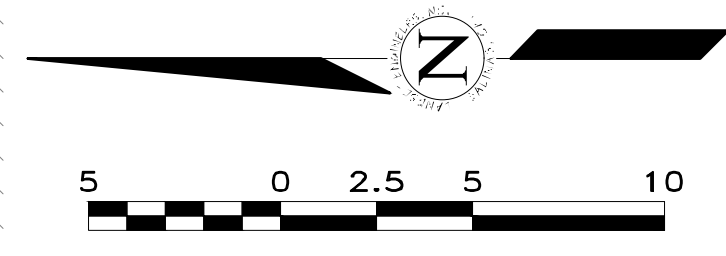
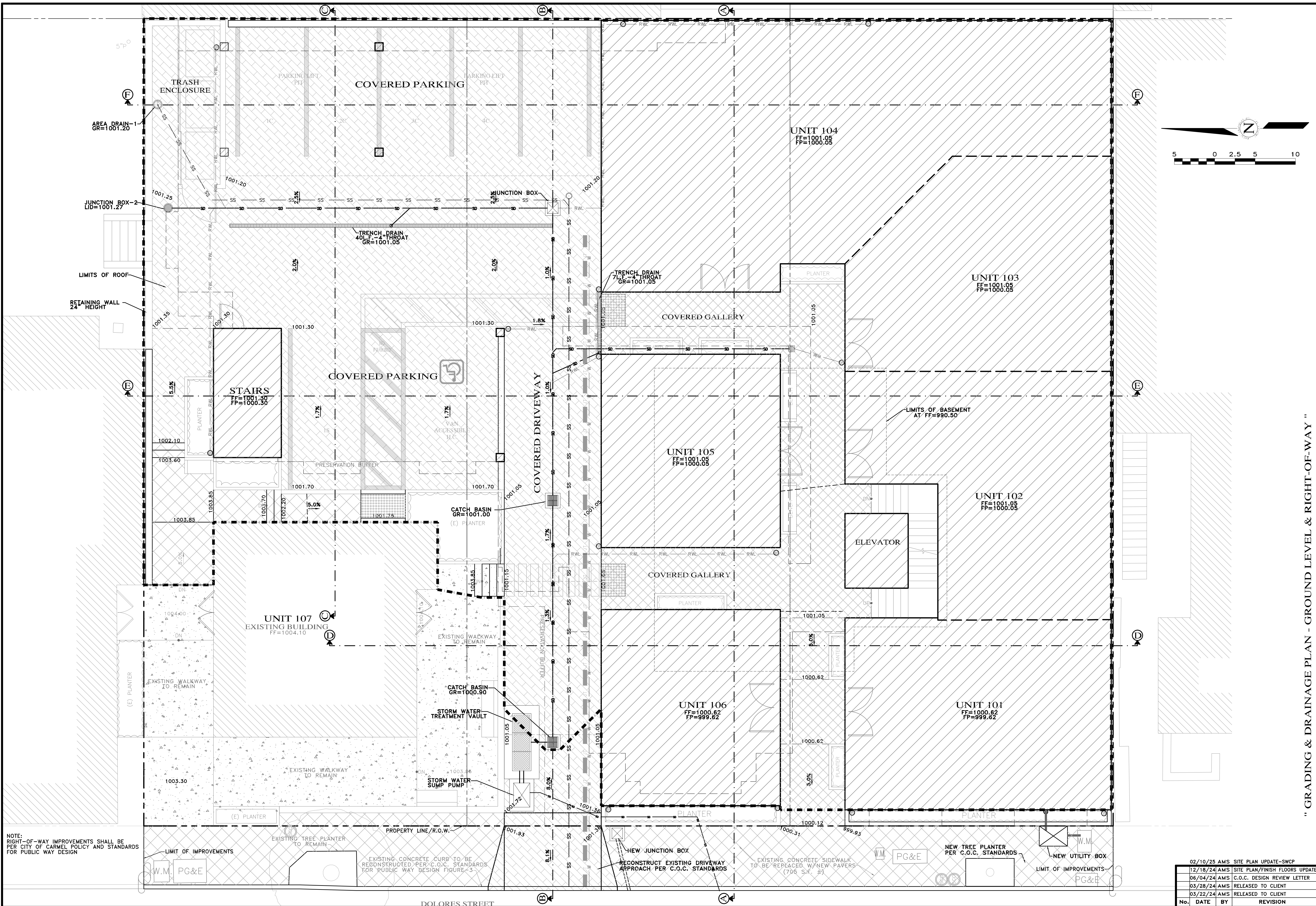
GRADING, DRAINAGE & EROSION CONTROL PLAN

JB PASTOR BUILDING  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN  
 DATE: MARCH 2024  
 JOB NO. 2746-01

No.	DATE	BY	REVISION
	02/10/25	AMS	SITE PLAN UPDATE-SWCP
	12/18/24	AMS	SITE PLAN/FINISH FLOORS UPDATE
	06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER
	03/28/24	AMS	RELEASED TO CLIENT
	03/22/24	AMS	RELEASED TO CLIENT

SHEET **C1**  
 OF 9 SHEETS



APPROVED BY:  
**GUY R. GIRARDO**  
 No. 56569  
 Exp. 06-30-26  
 STATE OF CALIFORNIA  
 PROFESSIONAL ENGINEER - CIVIL



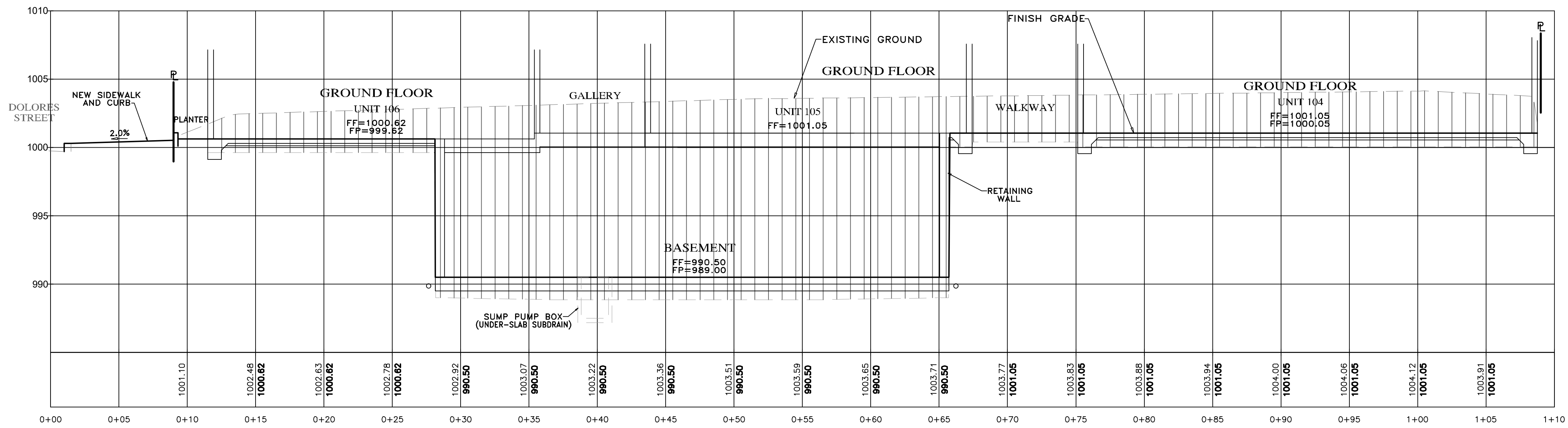
" GRADING & DRAINAGE PLAN - GROUND LEVEL & RIGHT-OF-WAY "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**JB PASTOR BUILDING**  
 A.P.N.s.: 010-145-012, 023, & 024  
 FOR  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 ESPERANZA CARMEL COMMERCIAL, LLC

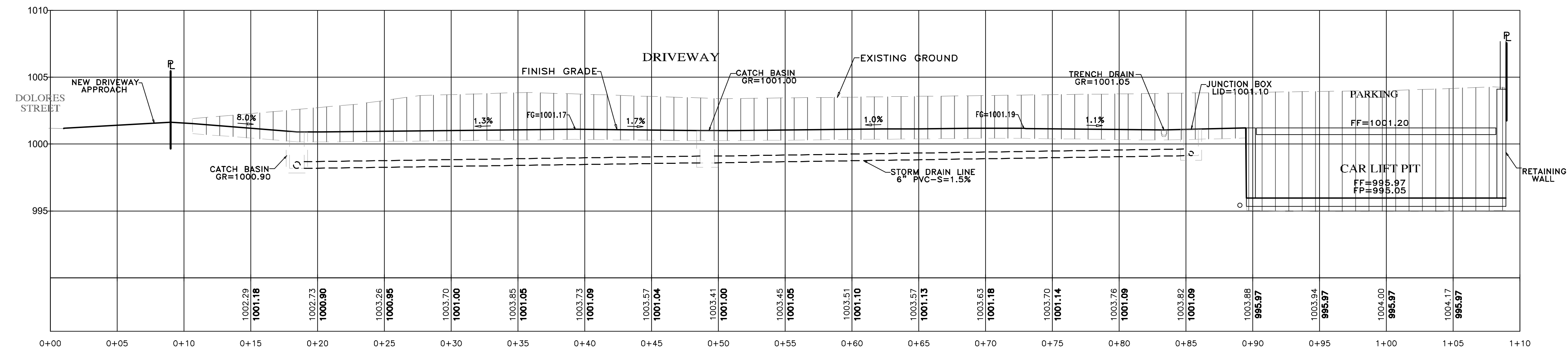
NOTE:  
 RIGHT-OF-WAY IMPROVEMENTS SHALL BE PER CITY OF CARMEL POLICY AND STANDARDS FOR PUBLIC WAY DESIGN

No.	DATE	BY	REVISION
02/10/25	AMS		SITE PLAN UPDATE-SWCP
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06/04/24	AMS		C.O.C. DESIGN REVIEW LETTER
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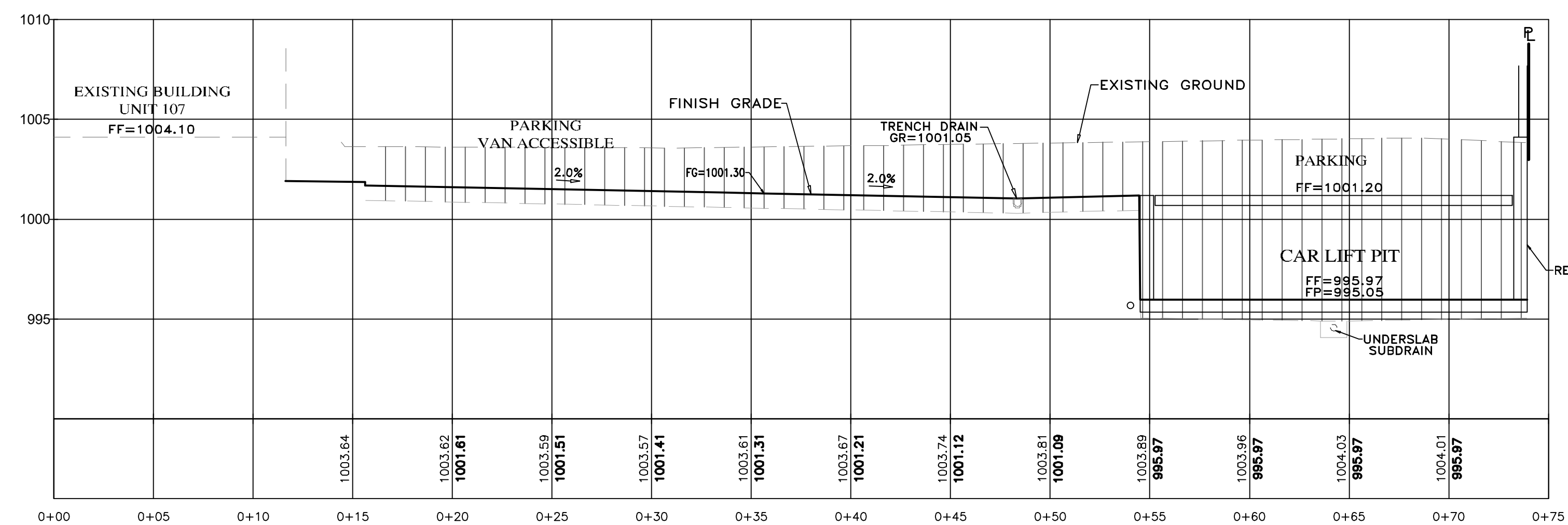
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 DATE: MARCH 2024  
 JOB NO. 2746-01  
**SHEET C2**  
 OF 9 SHEETS



SECTION A-A  
SCALE: 1"=5' H&V

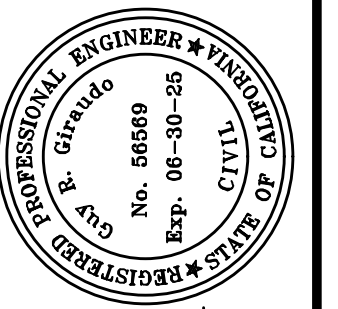


SECTION B-B  
SCALE: 1"=5' H&V



SECTION C-C  
SCALE: 1"=5' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
  - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS
  - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
  - THE ENTIRE BUILDING FOUNDATION FOR THE BUILDINGS AND THE PARKING MUST BEAR ON A UNIFORM LAYER (MIN. 2") OF COMPACTED FILL, NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
  - FOR SECTION LOCATIONS, SEE SHEET C2 "GRADING, DRAINAGE & UTILITY PLAN"



APPROVED BY:  
**GUY R. GIRARDO**  
2/2/25



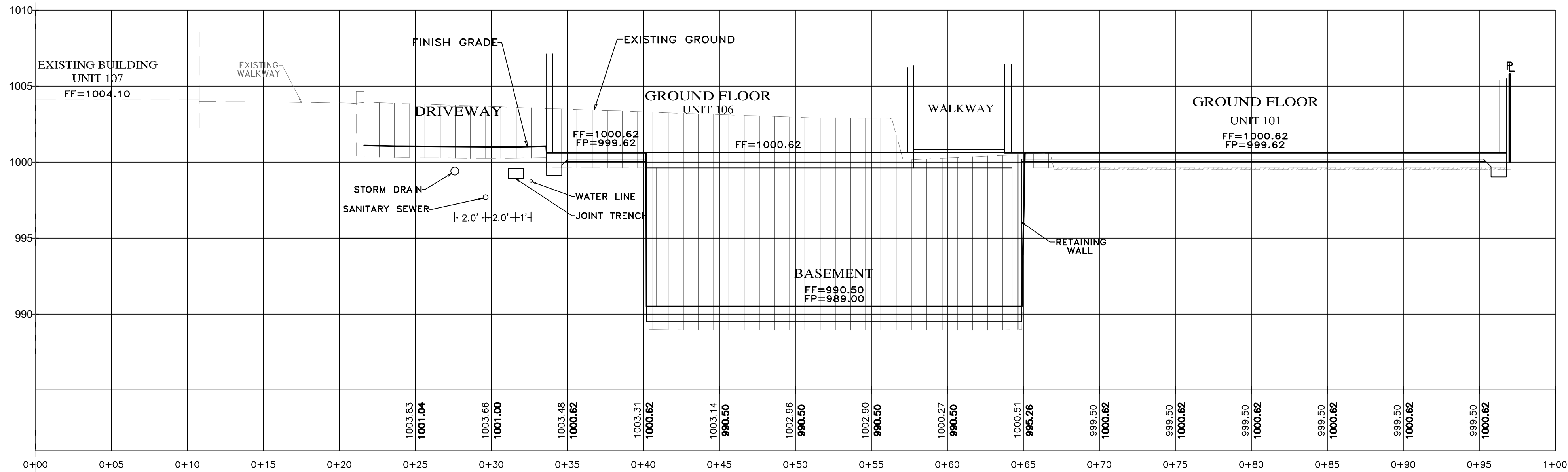
" GRADING SECTIONS A-C "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
JB PASTOR BUILDING  
A.P.N.S.: 010-145-012, 023, & 024  
FOR  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC

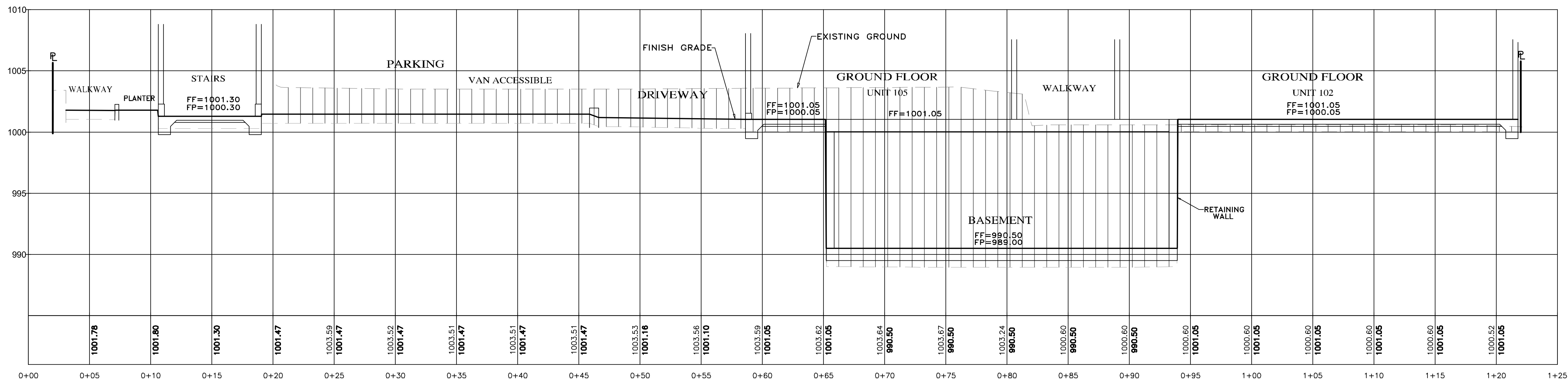
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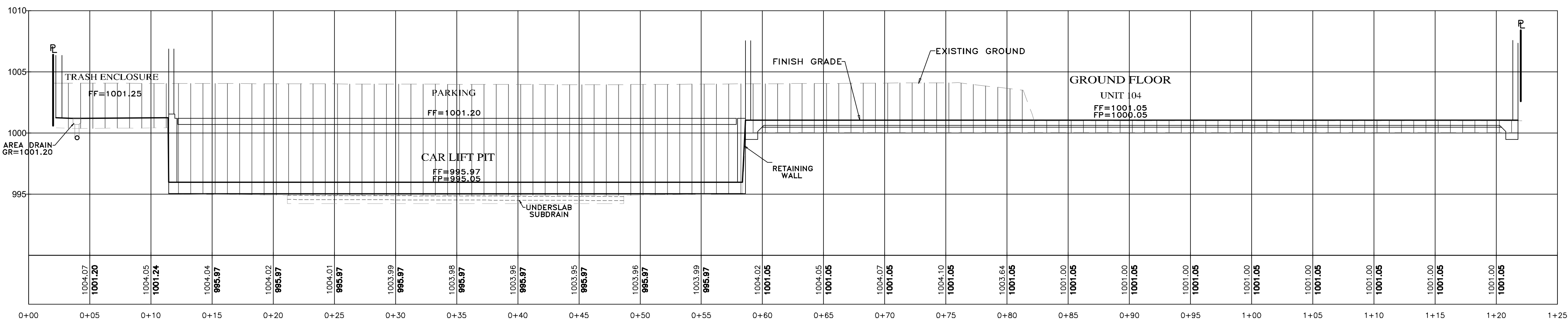
SHEET **C3**  
OF 9 SHEETS



SECTION D-D  
SCALE: 1"=5' H&V

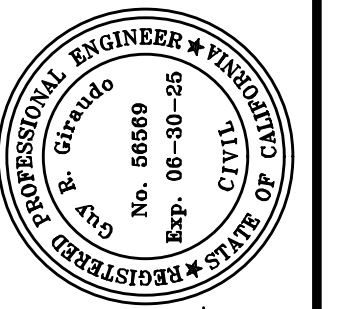


SECTION E-E  
SCALE: 1"=5' H&V



SECTION F-F  
SCALE: 1"=5' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
  - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
  - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
  - THE ENTIRE BUILDING FOUNDATION FOR THE BUILDINGS AND THE PARKING MUST BEAR ON A UNIFORM LAYER (MIN. 2") OF COMPACTED FILL, NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
  - FOR SECTION LOCATIONS, SEE SHEET C2 "GRADING, DRAINAGE & UTILITY PLAN"



APPROVED BY:  
**GUY R. GIRARDO**  
217225



" GRADING SECTIONS - D-F "

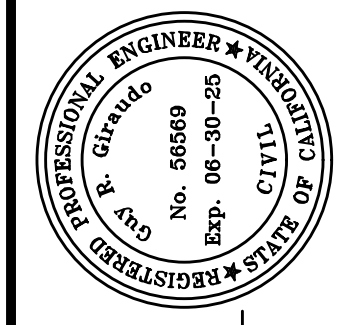
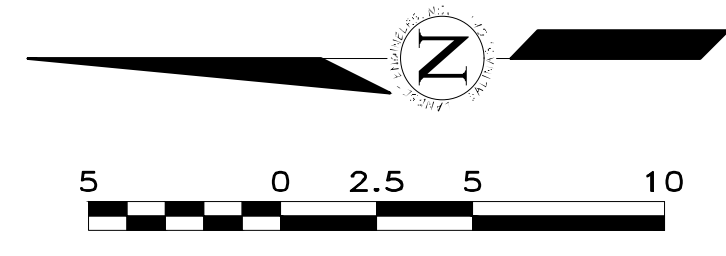
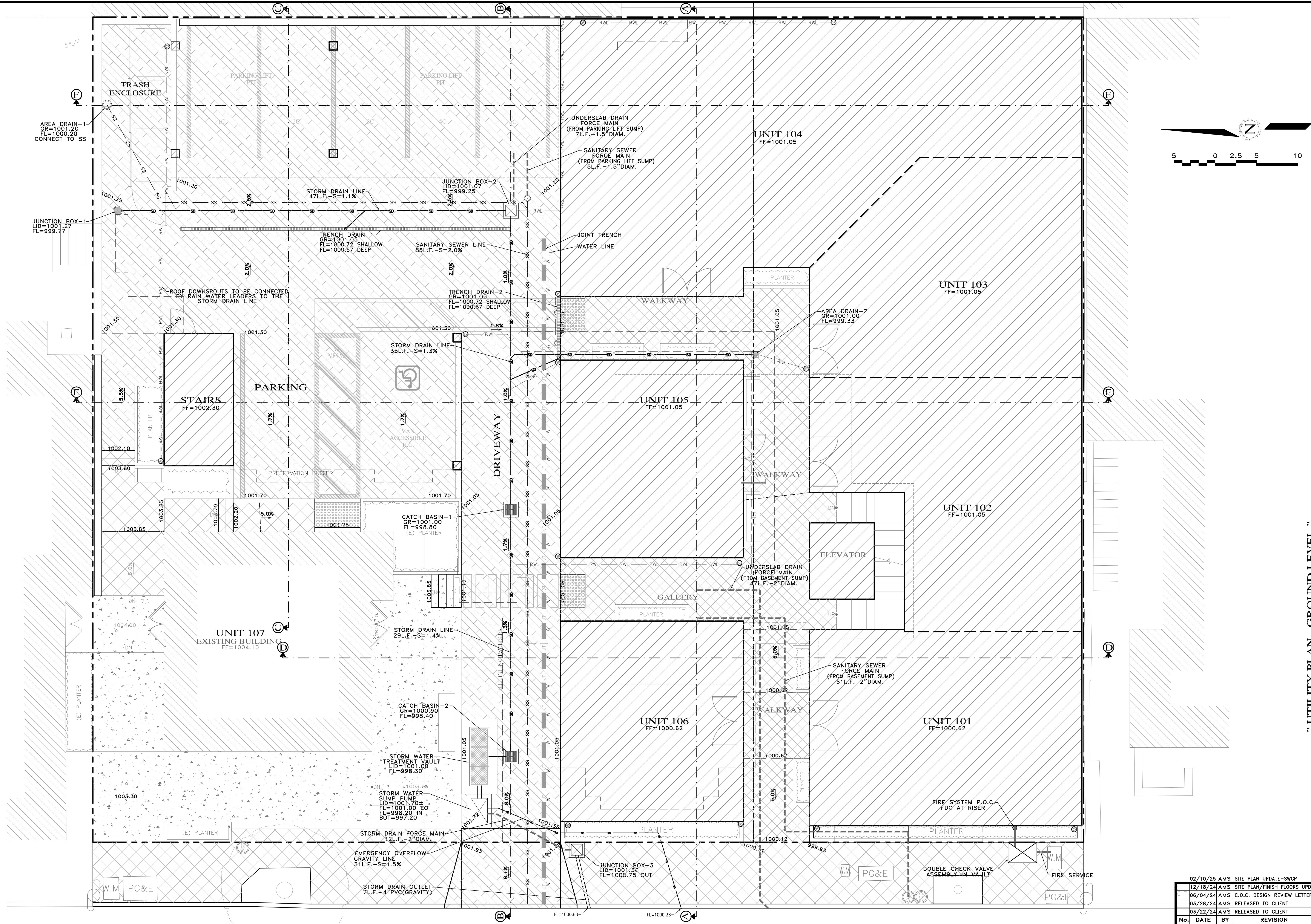
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**JB PASTOR BUILDING**  
A.P.N.S.: 010-145-012, 023, & 024  
FOR  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC

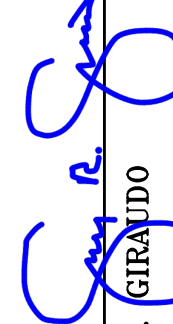
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SHEET **C4**  
OF 9 SHEETS





APPROVED BY:  
  
 GUY R. GIRARDO



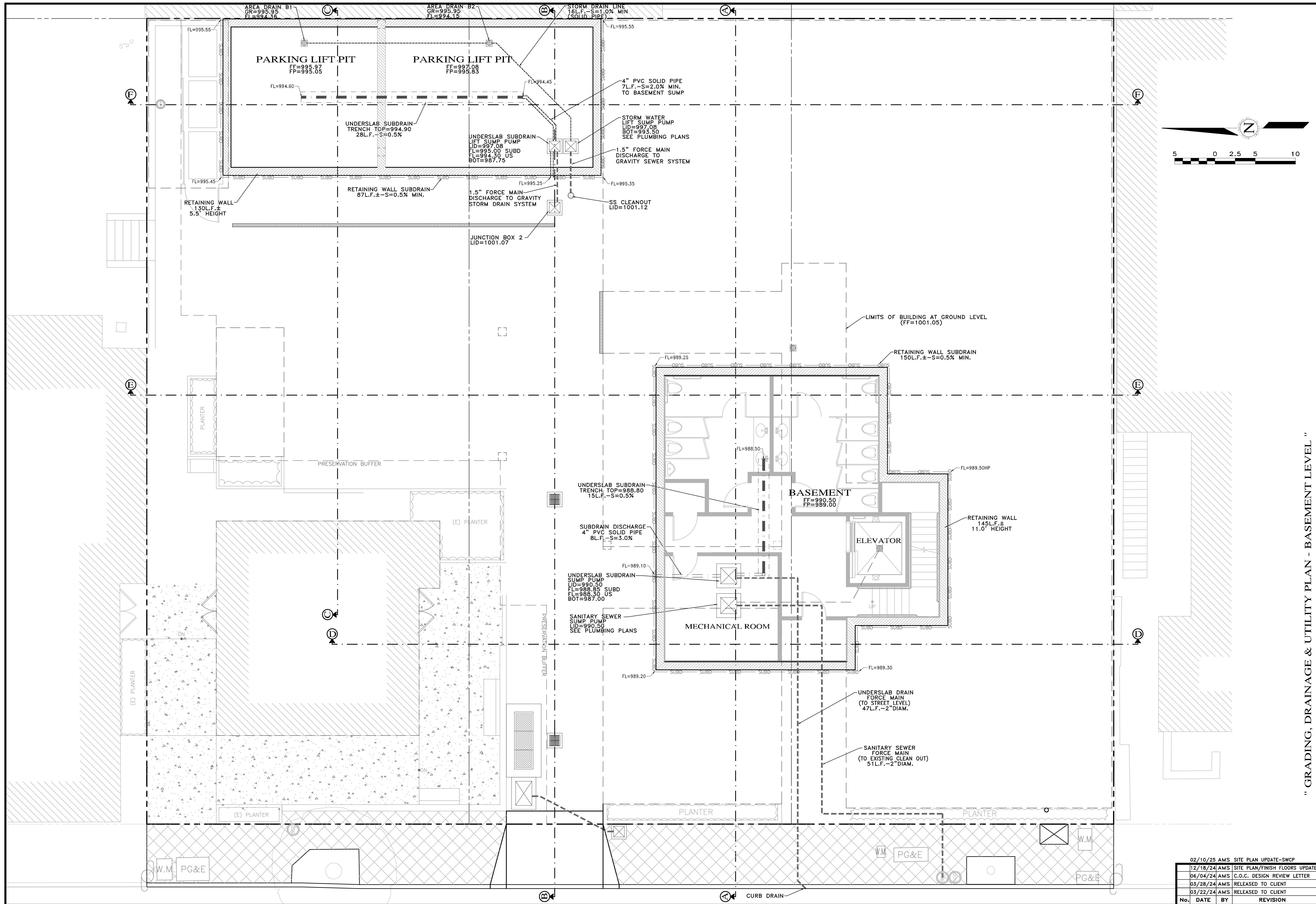
" UTILITY PLAN - GROUND LEVEL "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**JB PASTOR BUILDING**  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: 1"=5'  
 DATE: MARCH 2024  
 JOB NO. 2746-01

No.	DATE	BY	REVISION
02/10/25	AMS		SITE PLAN UPDATE-SWCP
12/18/24	AMS		SITE PLAN/FINISH FLOORS UPDATE
06/04/24	AMS		C.O.C. DESIGN REVIEW LETTER
03/28/24	AMS		RELEASED TO CLIENT
03/22/24	AMS		RELEASED TO CLIENT

SHEET **C5**  
 OF 9 SHEETS



" GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

OF  
**JB PASTOR BUILDING**  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ESPERANZA CARMEL COMMERCIAL, LLC

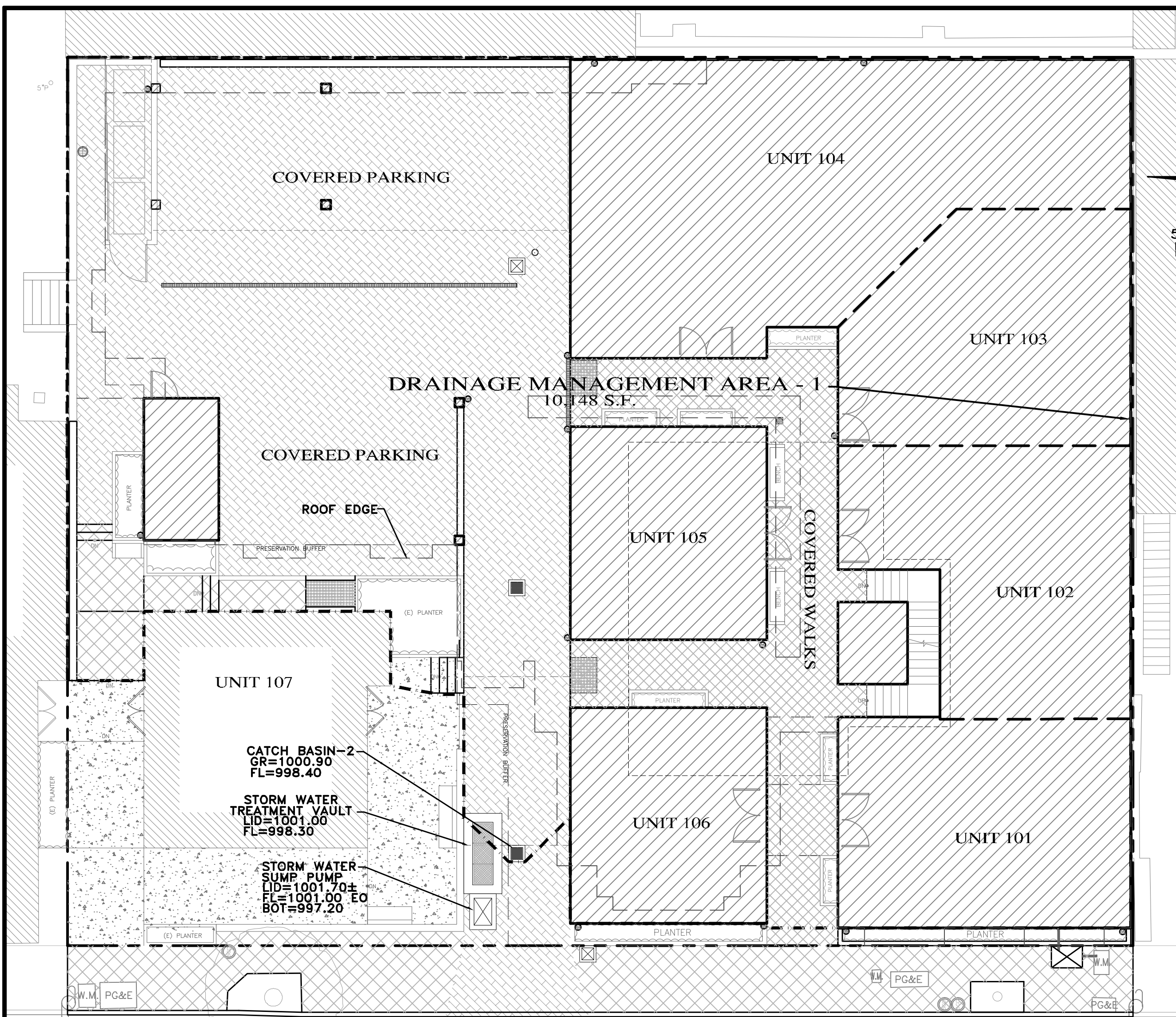
**LANDSET**  
 ENGINEERS, INC.  
 520-B Gray Horse Canyon Road  
 Salinas, California 95077 443-3801  
 Office (831) 443-3801  
 www.landseteng.com

APPROVED BY:  
  
**GUY R. GIRARDO**

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 SHEET **C6**  
 OF 9 SHEETS

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**MAIN FLOOR (GROUND)**  
SCALE: 1"=10'

TOTAL LOT AREA  
12,000 sq.ft. = 0.2755 Ac.

**IMPERVIOUS AREA SUMMARY**

PROJECT DEVELOPMENT	
PRE-DEVELOPMENT	10,942 SQ.FT.
POST-DEVELOPMENT	11,029 SQ.FT.

**IMPERVIOUS POST-DEVELOPED AREA SUMMARY**

PROJECT DEVELOPMENT	
CONVENTIONAL ROOF	8,246 SQ.FT.
MISC. CONCRETE/WALLS	1,203 SQ.FT.
EXISTING TO REMAIN	1,580 SQ.FT.
<b>TOTAL</b>	<b>11,029 SQ.FT.</b>

5,000 sq.ft. < 11,029 < 15,000 sq.ft. : **Requirements 1 & 2**

**DRAINAGE MANAGEMENT AREA-1**

IMPERVIOUS	9,200 SQ.FT.
PERVIOUS	948 SQ.FT.
<b>TOTAL</b>	<b>10,148 SQ.FT.</b>

**HYDRAULIC SIZING:**

**FLOW HYDRAULIC DESIGN BASIS**

SQUARE FOOTAGE OF NEW IMPERVIOUS:  
AREA = 9,200 SF

COEFFICIENT 'C'  
C=1.0

INTENSITY  
0.2 IN/HR = 0.017 FT/HR

**RUNOFF**

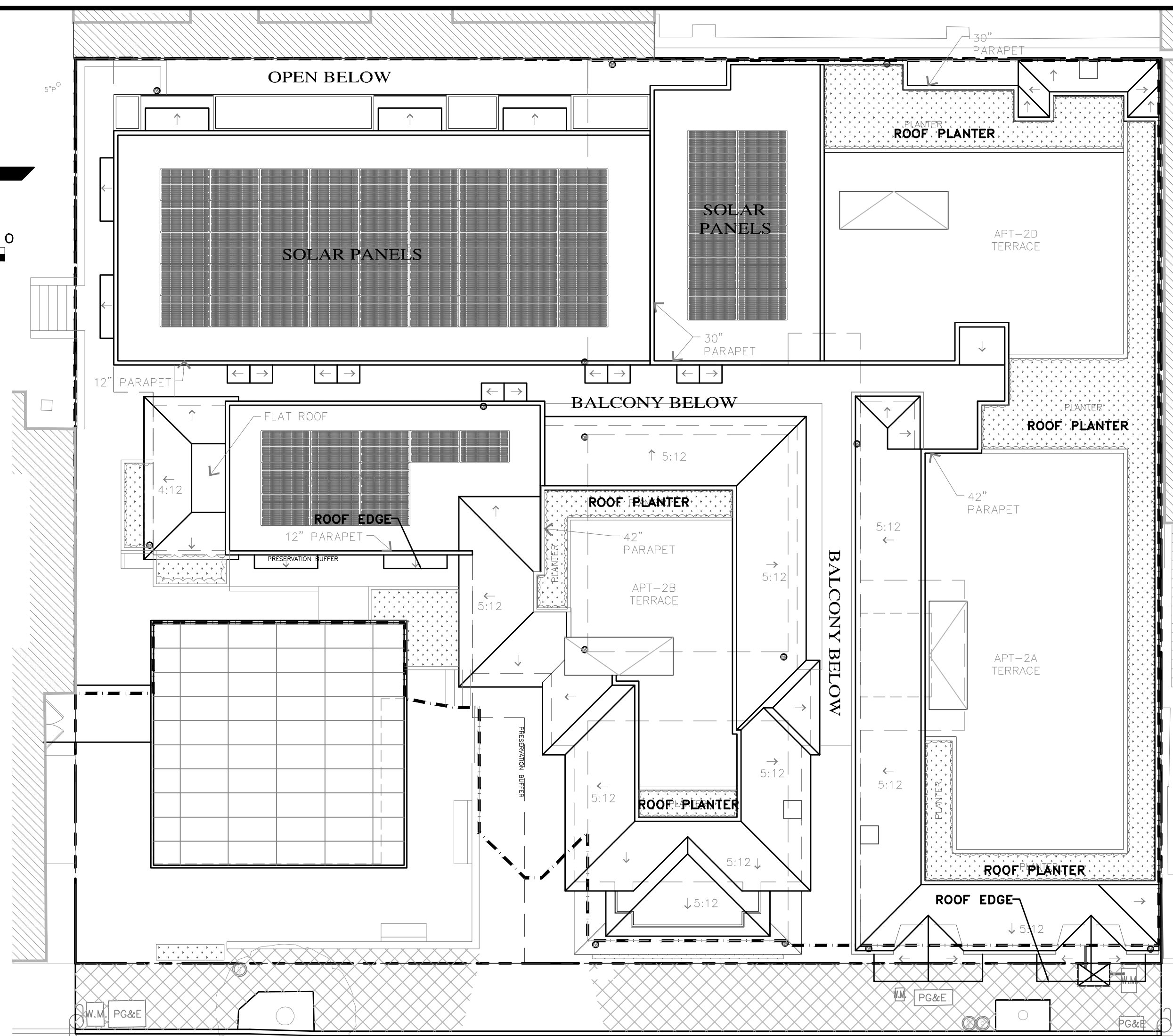
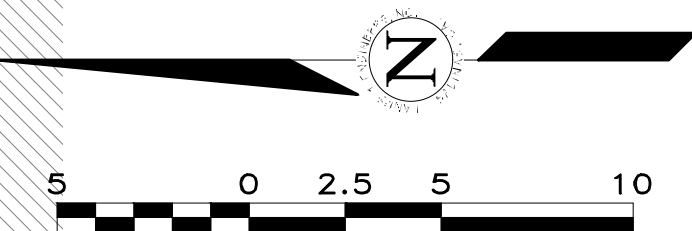
$$Q = CIA$$

$$Q = (1.0)(0.017\text{FT})(9,200\text{ SF}) / (3600) = 0.0434\text{ CFS}$$

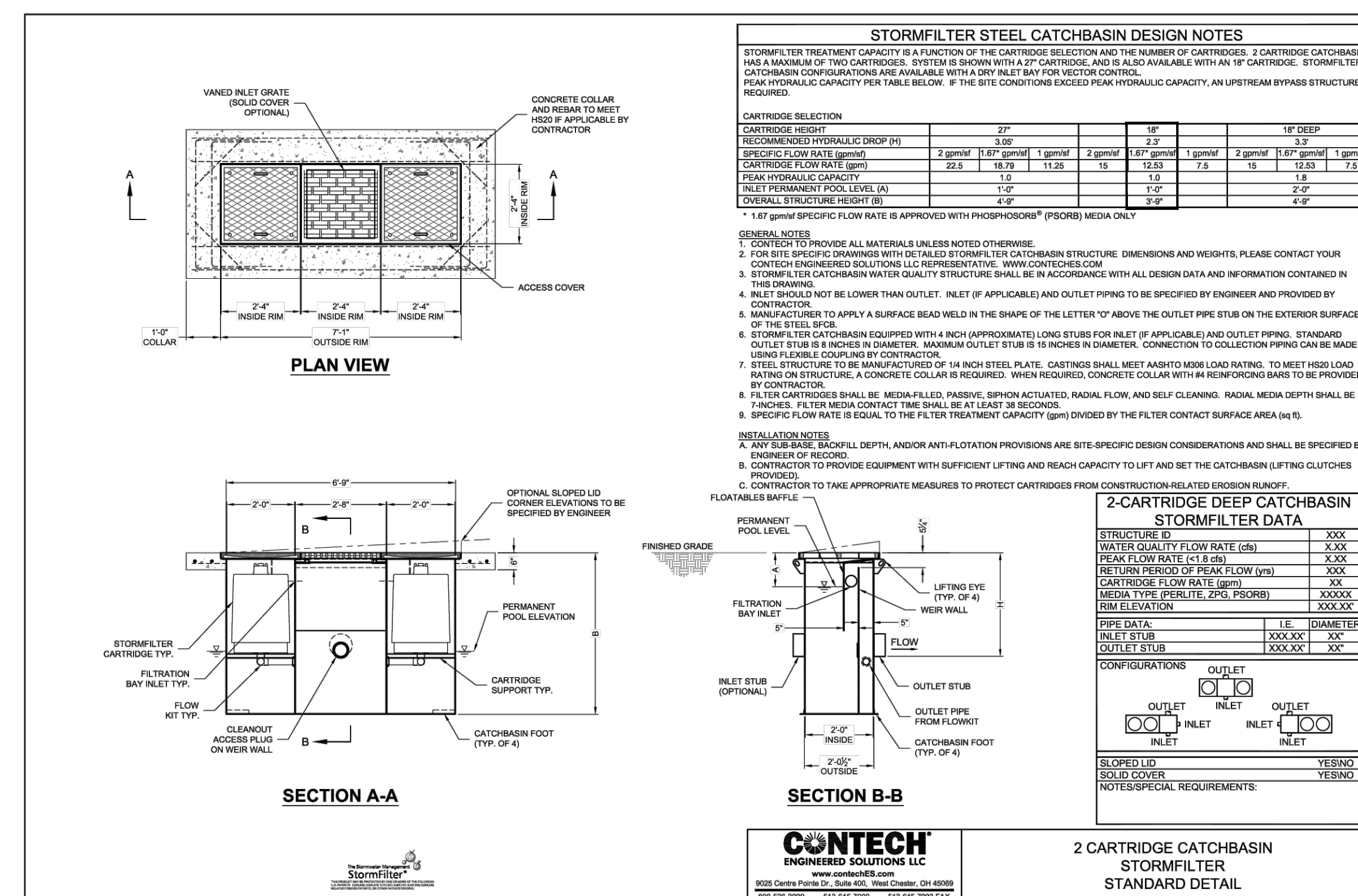
$$Q = 0.0521\text{ CFS} = 19.463\text{ GPM}$$

**TREATMENT FACILITY**

CONTECH STORM FILTER CATCH BASIN 2 CARTRIDGE  
CARTRIDGE FLOW RATE 18" = 12.53 GPM (PSORB)  
USING 2 CARTRIDGES = 25.1 GPM  
TREATMENT FLOW PROVIDED = 25.1 GPM > 19.5 GPM



**ROOF PLAN**  
SCALE: 1"=10'



" STORM WATER CONTROL PLAN "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

OF  
 JB PASTOR BUILDING  
 A.P.N.s: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
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SCALE: 1"=5'  
DATE: MARCH 2024  
JOB NO. 2746-01

SHEET **C7**

OF 9 SHEETS

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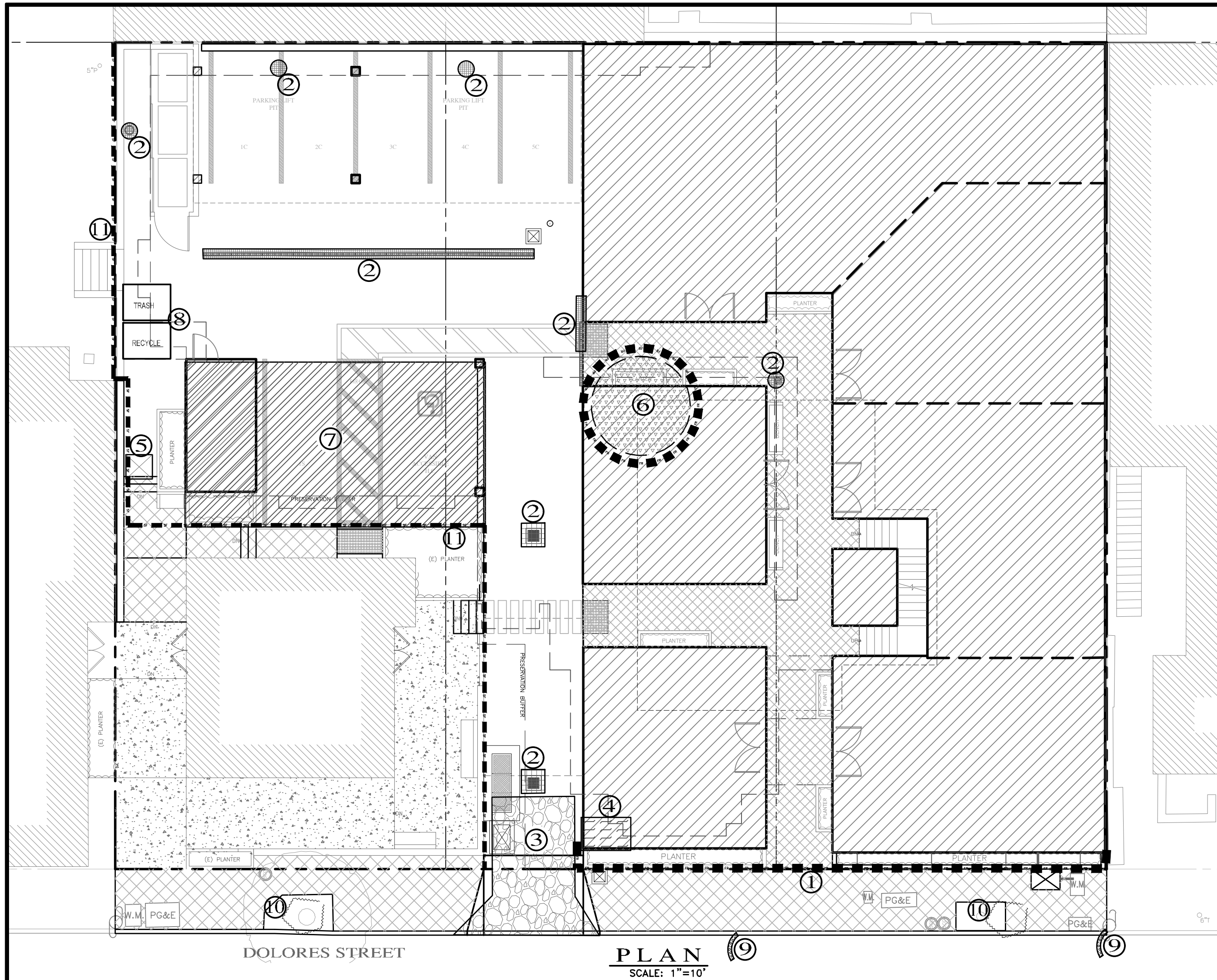
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**LEGEND:**

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, DOWN SLOPES, DOWN SLOPES OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

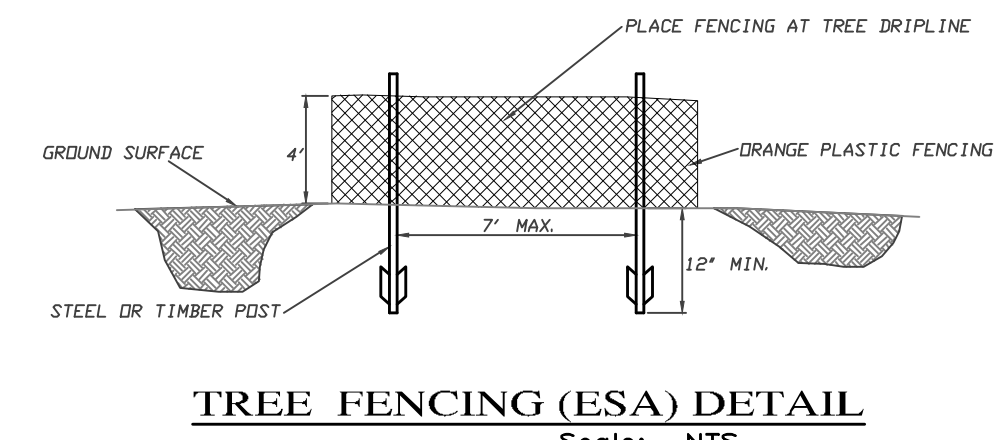
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEPT INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.



**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**  
Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

**MATERIALS & WASTE MANAGEMENT**

**Non-Hazardous Materials**

- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

**Hazardous Materials**

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

**Construction Entrances and Perimeter**

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

**EQUIPMENT MANAGEMENT & SPILL CONTROL**

**Maintenance and Parking**

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

**SPILL PREVENTION AND CONTROL**

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or hazy them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

**EROSION CONTROL**

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

**Sediment Control**

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector.
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

**PAVING/ASPHALT WORK**

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

**Sawcutting & Asphalt/Concrete Removal**

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**CONCRETE, GROUT & MORTAR APPLICATION**

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

**Landscaping Materials**

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**PAINTING & PAINT REMOVAL**

**Painting cleanup**

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

**Paint Removal**

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

**DEWATERING**

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or handled off-site for proper disposal.

**TREE FENCING (ESA) DETAIL**  
Scale: NTS

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity.	--	X
2. Verify excavations are extended to proper depth and have reached proper material.	--	X
3. Perform classification and testing of compacted fill materials.	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

**CONSTRUCTION INSPECTION REQUIREMENTS**

**A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.**

**B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.**

**C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.**

**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!**

APPROVED BY:  
  
 GUY R. GIRAUDO

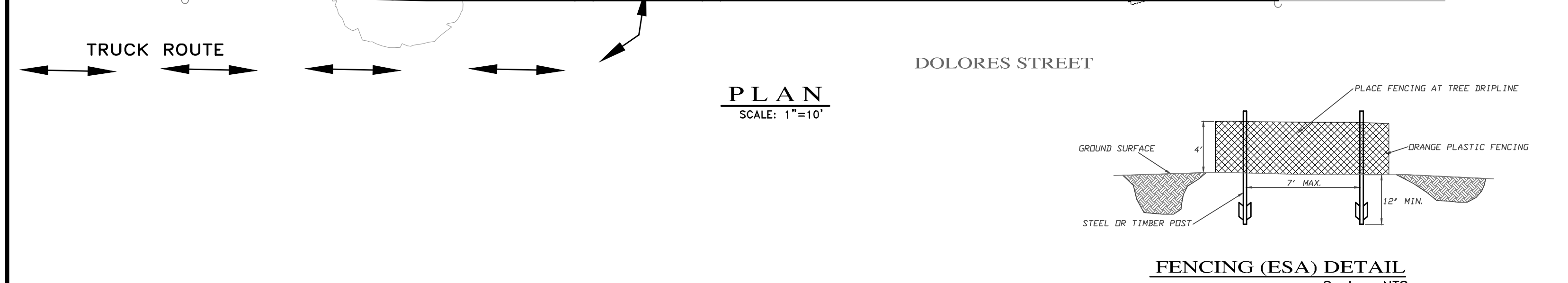
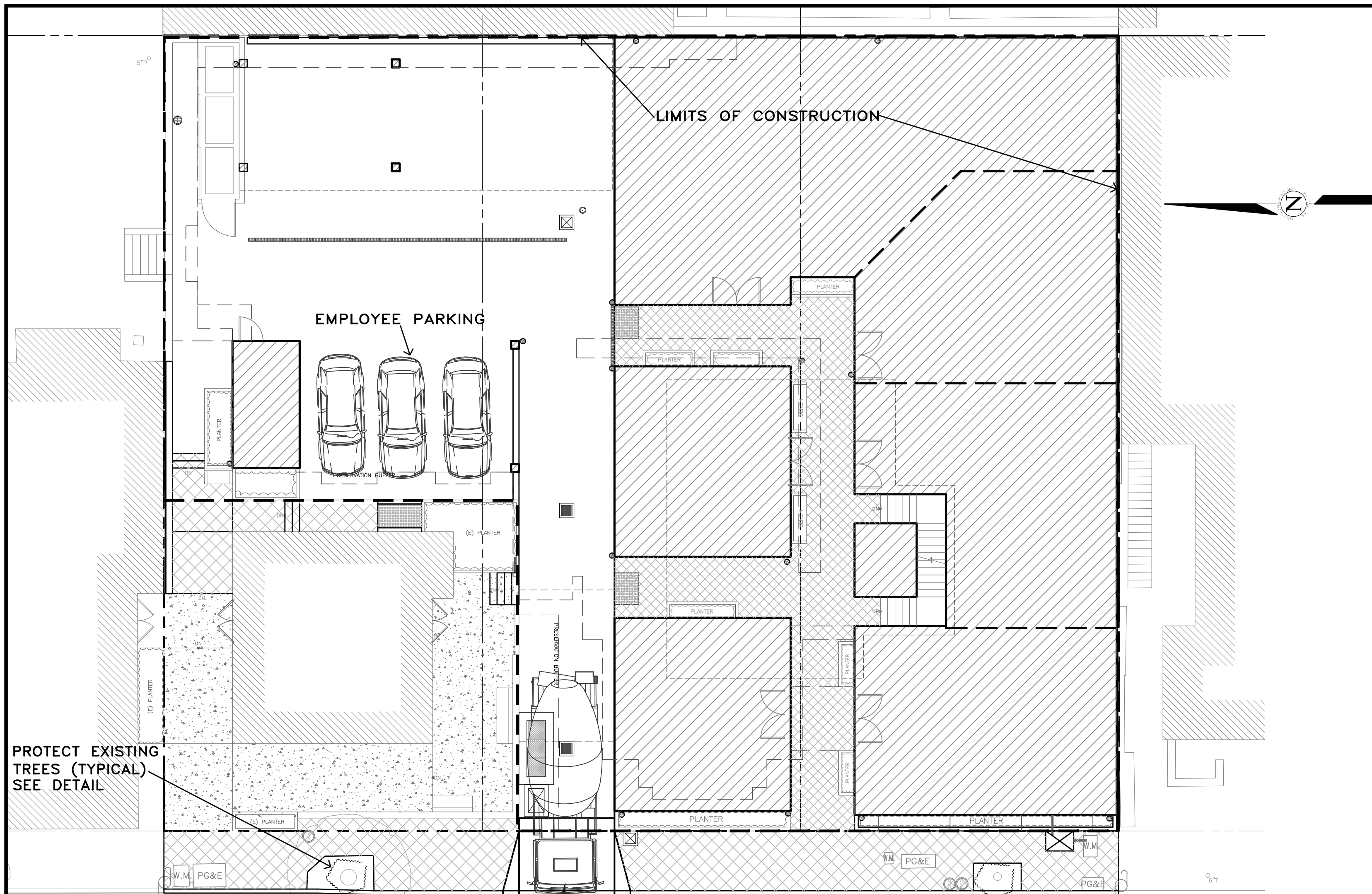
LANDSET ENGINEERS, INC.  
 520-B Crazy Horse Canyon Road  
 Salinas, California 93907  
 Office (831) 443-6970 Fax (831) 443-3801  
 www.landseteng.com

**"EROSION & SEDIMENT CONTROL PLAN"**  
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**JB PASTOR BUILDING**  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN  
 DATE: MARCH 2024  
 JOB NO. 2746-01

No.	DATE	BY	REVISION
02/10/25	AMS		SITE PLAN UPDATE-SWCP
12/18/24	AMS		SITE PLAN/FINISH FLOORS UPDATE
06/04/24	AMS		C.O.C. DESIGN REVIEW LETTER
03/28/24	AMS		RELEASED TO CLIENT
03/22/24	AMS		RELEASED TO CLIENT

SHEET **C8**  
 OF 9 SHEETS



**EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:**  
1,445 CY CUT  
5 CY FILL

**CONSTRUCTION STAGING:**  
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. PROPOSED PARKING AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON DOLORES STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**HAUL ROUTES:**  
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO DOLORES STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON DOLORES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES:**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS (SEE LOCATION DETAIL) AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG DOLORES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	4
GRADING & SOIL REMOVAL (EXPORT)	72	9
ENGINEERING MATERIALS (IMPORT)	4	2
<b>TOTALS</b>	<b>81</b>	<b>15</b>

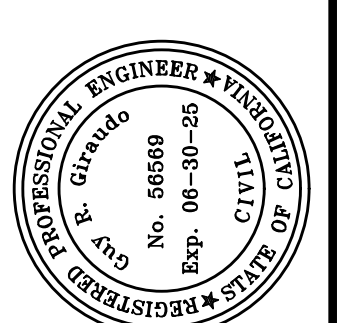
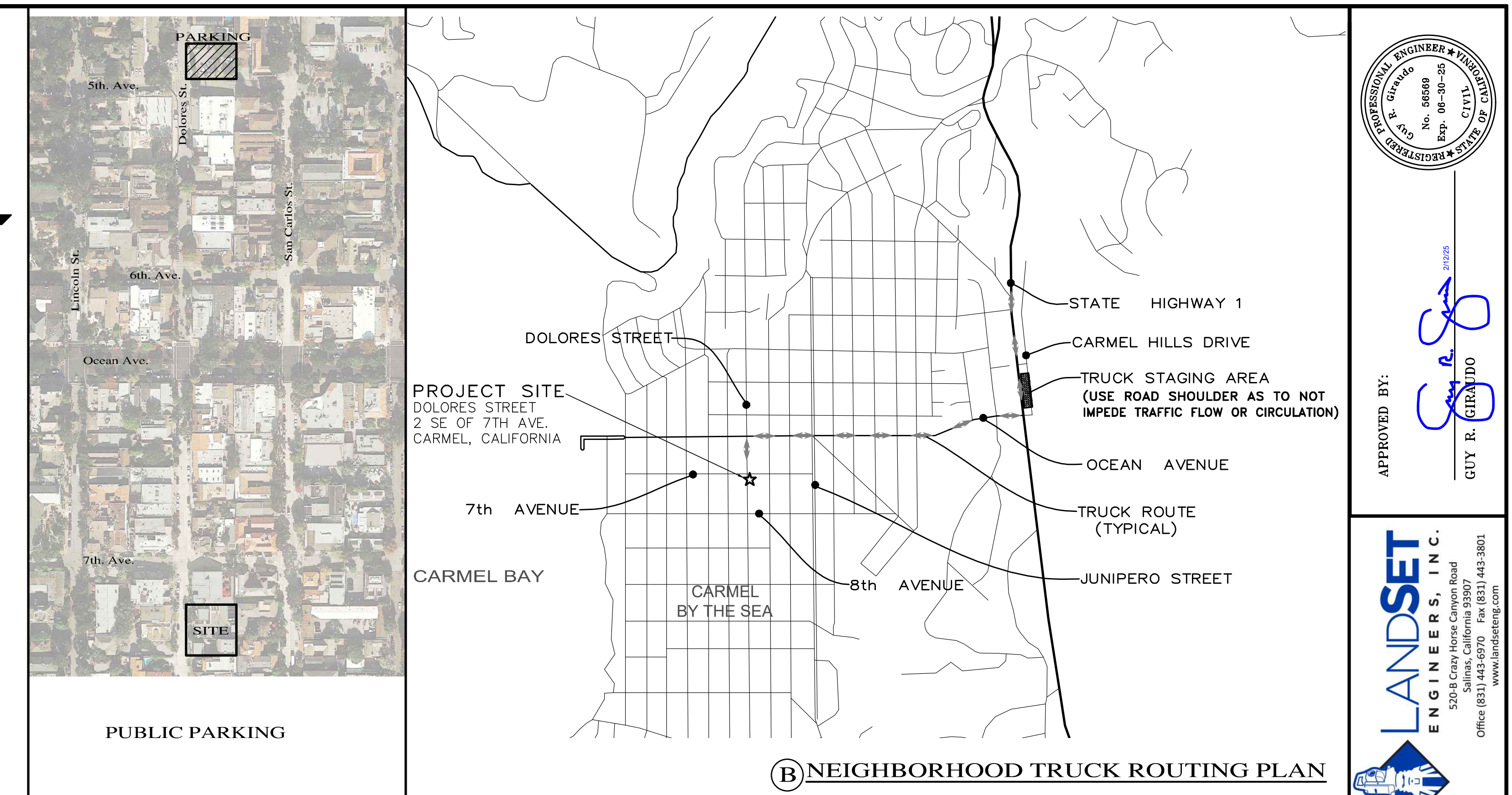
**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
- THERE ARE 1,440 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 120 & 180 CUBIC YARDS.

**NUMBER OF EMPLOYEES/DAY:** 6-10

**HOURS OF OPERATION/DAY:** 8

**PROJECT SCHEDULING:** PROJECTED START DATE 20 MARCH 2024, 10 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 20 MONTHS.



APPROVED BY:  
**GUY R. GIRARDO**  
Professional Engineer  
No. 46690  
Exp. 06-30-26  
CIVIL  
STATE OF CALIFORNIA



**GRADING, DRAINAGE & EROSION CONTROL PLAN**

**CONSTRUCTION MANAGEMENT PLAN**

**JB PASTOR BUILDING**  
A.P.N.s.: 010-145-012, 023, & 024  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN  
DATE: MARCH 2024  
JOB NO. 2746-01

**OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

**SHEET C9**  
OF 9 SHEETS

No.	DATE	BY	REVISION
02/10/25	AMS		SITE PLAN UPDATE-SWCP
12/18/24	AMS		SITE PLAN/FINISH FLOORS UPDATE
06/04/24	AMS		C.O.C. DESIGN REVIEW LETTER
03/28/24	AMS		RELEASED TO CLIENT
03/22/24	AMS		RELEASED TO CLIENT

**IRRIGATION NOTES:**

VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

**AUTOMATIC CONTROLLER DEVICE:**

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

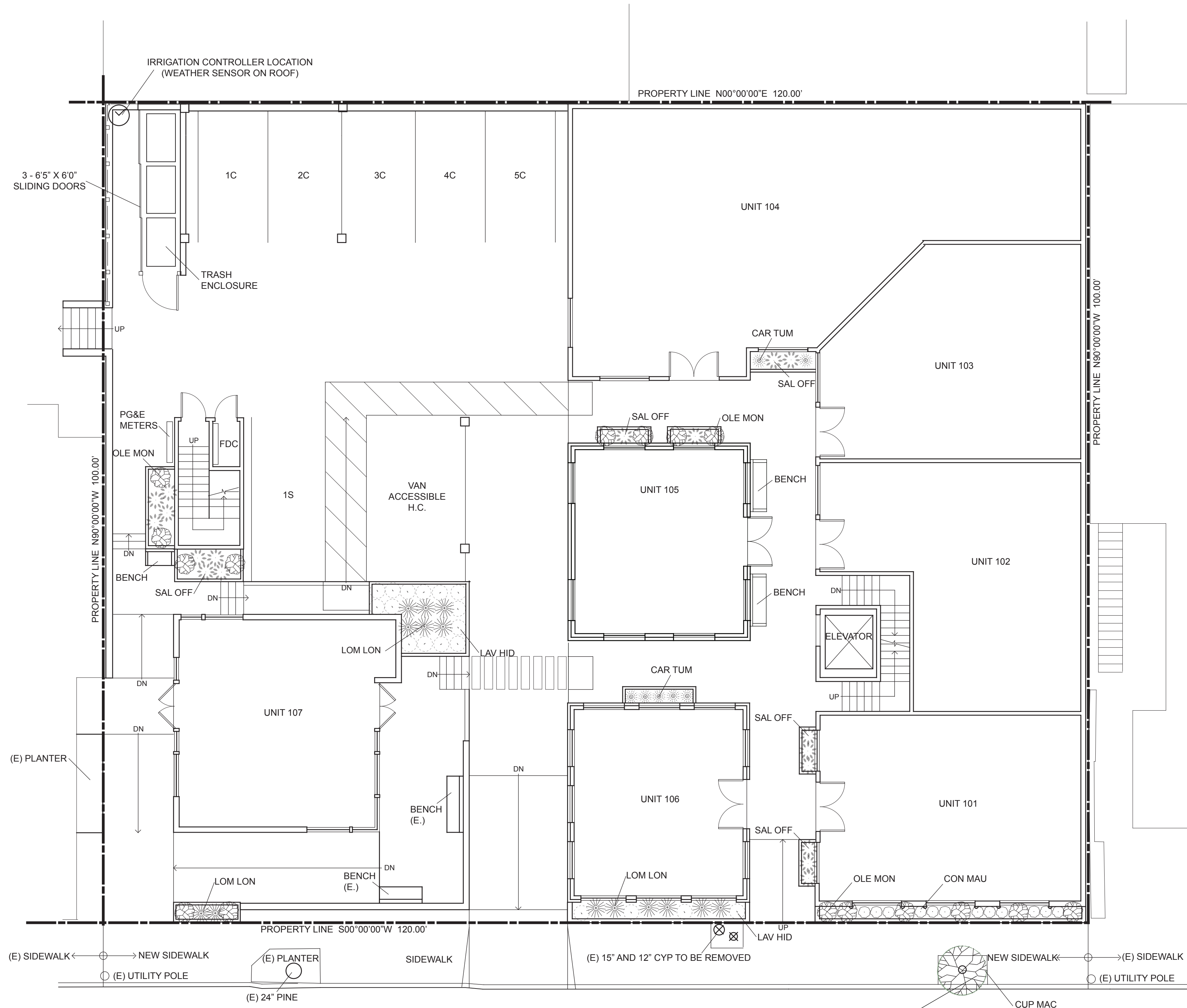
VALVE BOXES, PIPE, AND HOSE BIBS:  
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER IF NECESSARY.

**IRRIGATION SCHEDULE:**

FOR ESTABLISHMENT PERIOD - ONE YEAR  
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK  
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

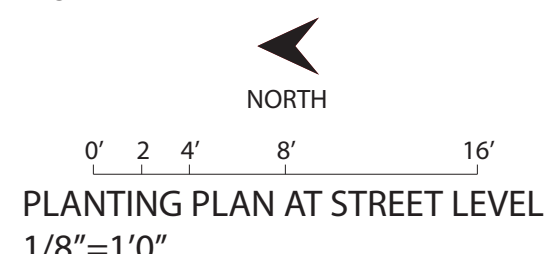
FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS  
1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK  
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CAR TUM	<i>Carex tumulicola</i>	Foothill Sedge	7	1 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	12	1 gal	Low
CUP MAC	<i>Cupressus macrocarpa</i>	Monterey Cypress	1	5 gal	Low
LAV HID	<i>Lavandula 'Hidcote Superior'</i>	Hidcote Supereor	55	1 gal	Low
LOM LON	<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	49	5 gal	Low
OLE EUR	<i>Olea europea 'Majestic Beauty'</i>	Majestic Beauty Fruitless Olive	3	15 gal	Low
OLE MON	<i>Olea europea 'Montra'</i>	Little Ollie	22	5 gal	Low
OLE SWA	<i>Olea europea 'Swan Hill'</i>	Swan Hill Fruitless Olive - columnar	22	15 gal	Low
SAL OFF	<i>Salvia officinalis</i>	Garden Sage	37	5 gal	Low



**SCOPE OF WORK:**

THIS PROJECT INVOLVES LANDSCAPE INSTALLATION IN PLANTERS WITH NEW LOW FLOW DRIP IRRIGATION SYSTEM. THE LANDSCAPE IS DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

**PROJECT INFORMATION:**

OWNER: ESPERANZA CARMEL COMMERCIAL, LLC  
ATTN: RYAN AESCHLIMAN  
SITE: DOLORES ST  
2 SE OF 7TH AVE.  
CARMEL-BY-THE-SEA, CA  
LOTS: 6,8,10 BLOCK 91  
APN: 010-145-012, 023, 024  
TOPOGRAPHY: FLAT  
TREE REMOVAL: NONE  
GRADING: SEE CIVIL SHEET

**LANDSCAPING STATEMENT:**

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**XERISCAPE PRACTICES:**

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

**PLANTING NOTES:**

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING: STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING: SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS  
COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING: WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

**BUILDING DEPARTMENT NOTES:**

PERMITS & INSPECTIONS:  
THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:  
ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:  
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:  
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.



**MISSION LANDSCAPING**  
P.O. BOX 875  
PACIFIC GROVE  
CALIFORNIA 93950

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F 831 373 2283  
www.missionlandscaping.com  
email: missionlandscaping@me.com  
Landscape & General Contractors C27 & B 392291  
Landscape Architecture  
CALic #5806

Project:

**JB Pastor Building**  
Dolores St.  
2 SE of 7th Ave.  
Carmel By-The-Sea,  
CA 93921

APN: 010-145-012, 023, 024  
Revisions:



Drawing Title:

Street Level Landscape Plan

Date: 02/10/25

Scale: 1/8" = 1'0"

Drawn By: pw

Page Number:

**L1.0**



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Drawing Title:

Roof and 2nd Level  
Landscape Plan

Date: 02/10/25

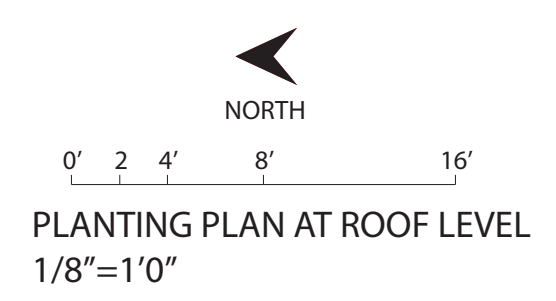
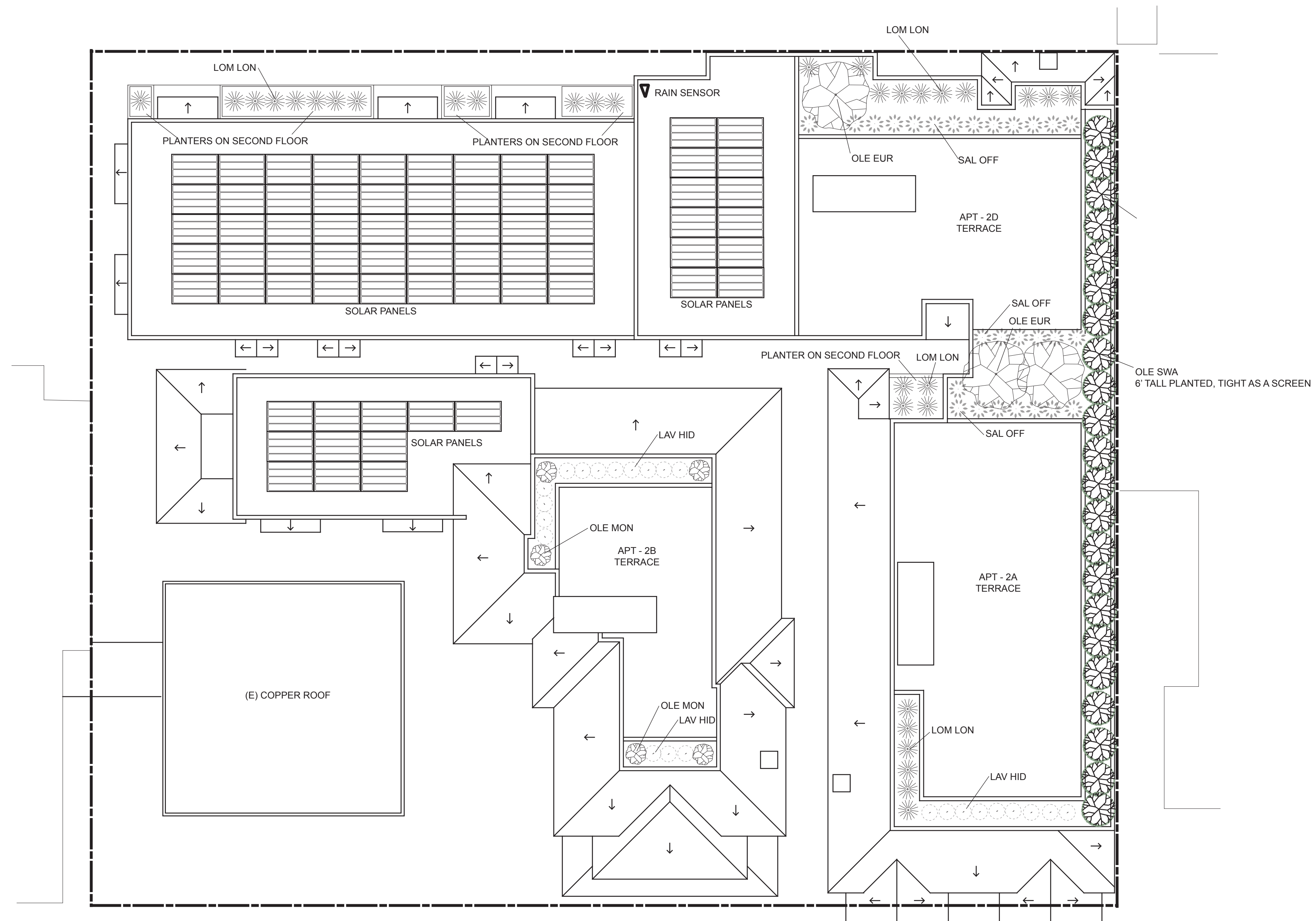
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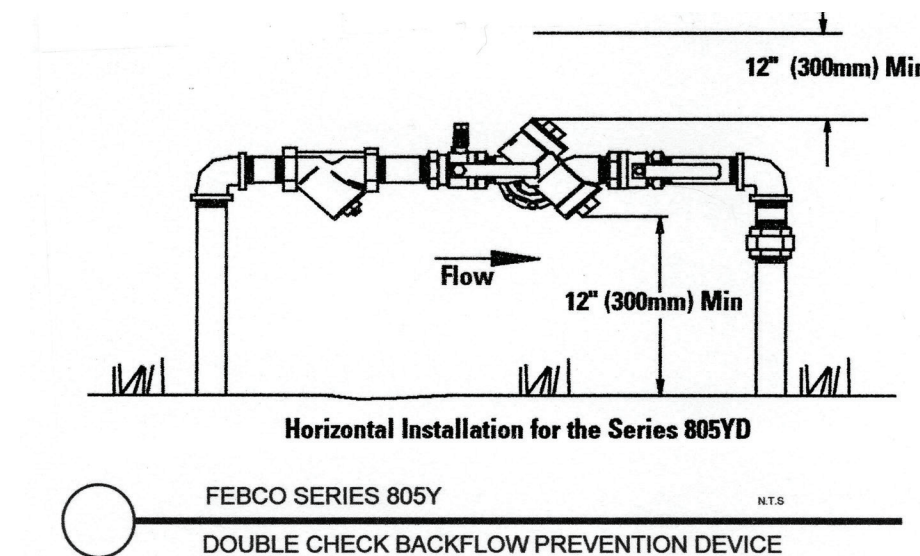
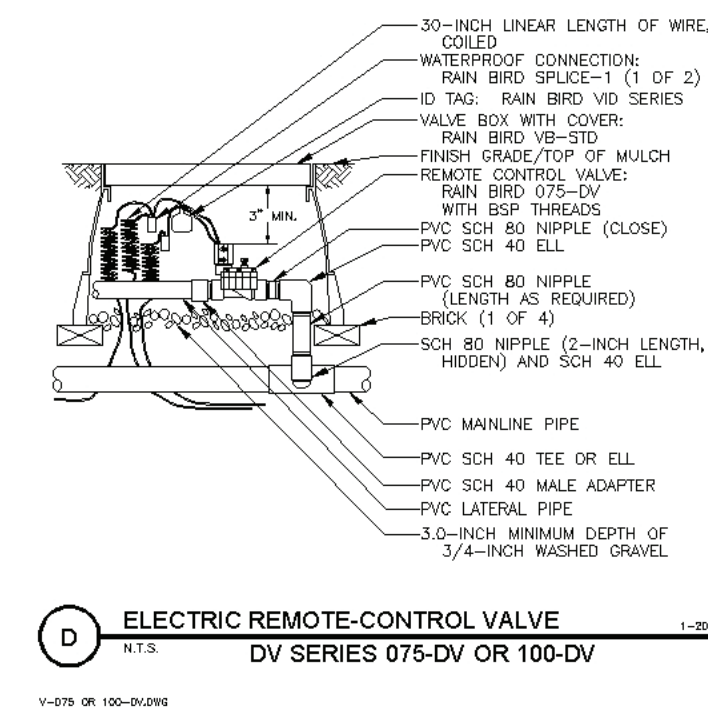
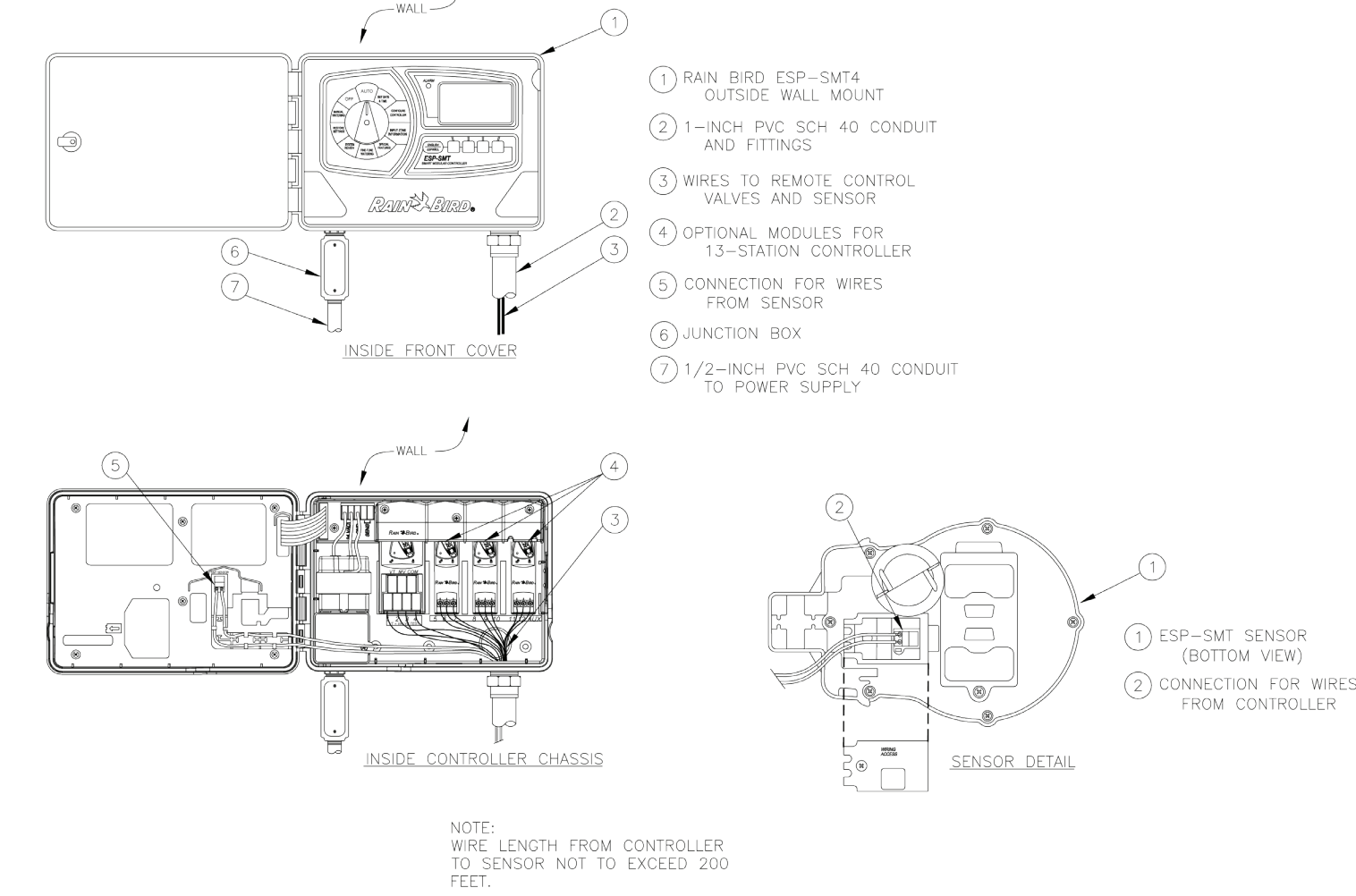
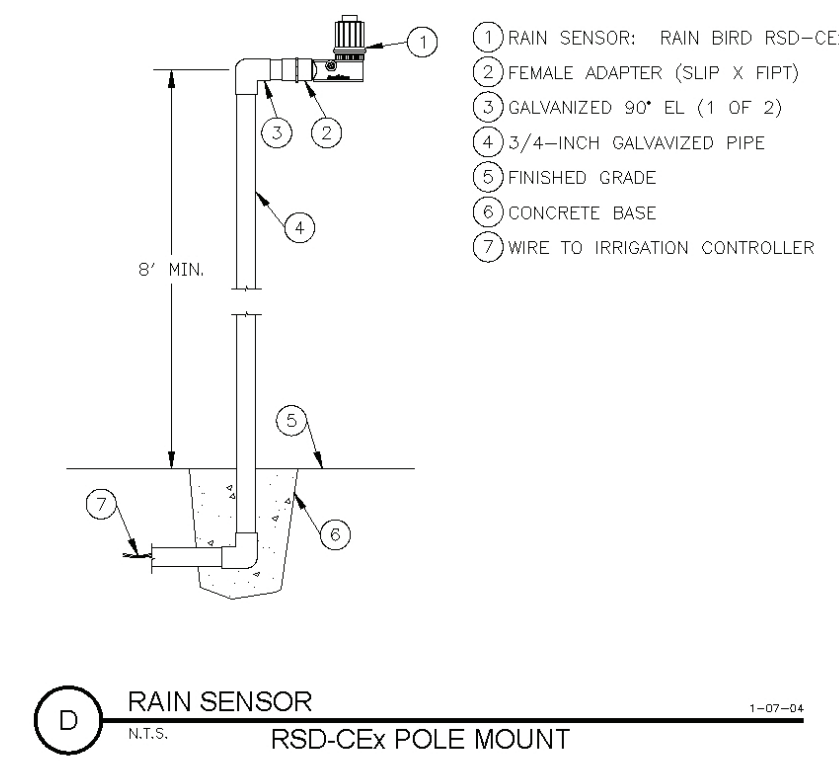
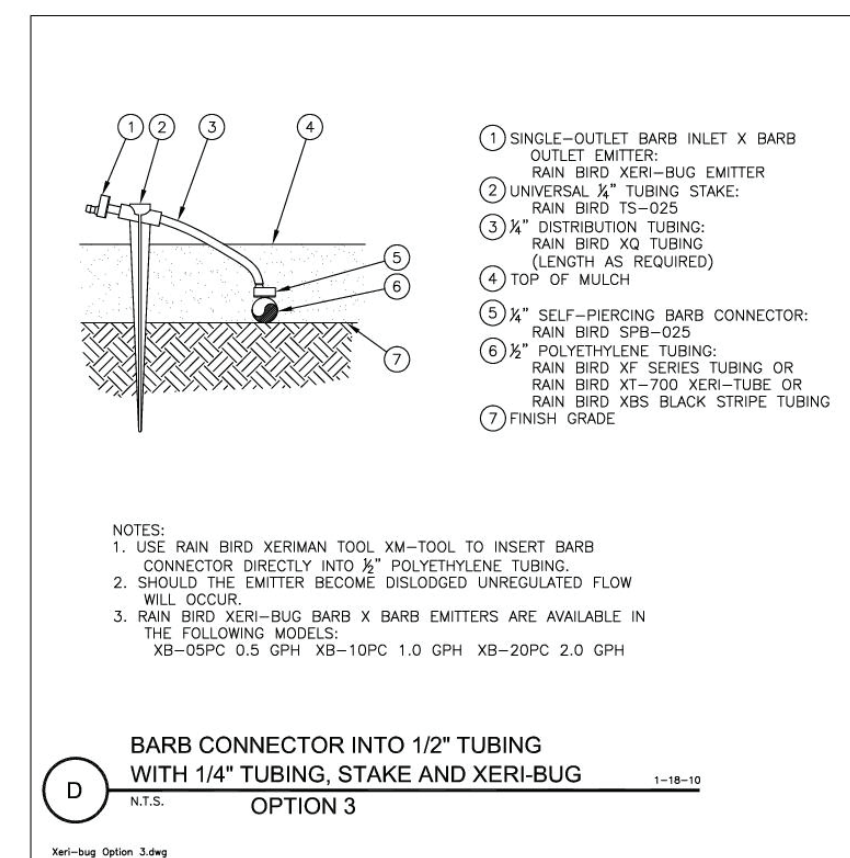
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Revisions:



Water Efficient Landscape Worksheet							
<b>Instructions:</b>							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)		32.9 Carmel					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1) low water use plants	0.2	Drip	0.81	0.247	791	195.31	3,984
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
				Totals	791	195.31	3,984
<b>Special Landscape Areas (SLA): Recycled Water</b>							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
Estimated Total Water Use (ETWU)							3,984
Maximum Allowed Water Allowance (MAWA)							7,261
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
<b>ETAF Calculations</b>							
Regular Landscape Areas							
Total ETAF x Area	195						
Total Area	791						
Average ETAF	0.25						
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
All Landscape Areas							
Total ETAF x Area	195						
Total Area	791						
Sitewide ETAF	0.25						

ESTIMATED TOTAL WATER USE = 3,984 GALLONS PER YEAR  
MAXIMUM ALLOWED WATER ALLOWANCE = 7,261 GALLONS PER YEAR  
ETWU IS LESS THAN MAWA



Drawing Title:

Landscape Details  
and Plant Pictures

Date: 02/10/25

Scale:

Drawn By: pw

Page Number:

L1.3



STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)(6), 180.1(a) and 180.2(b)(4) for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.  
 Project Name: JB Pastor Building Report Page: (Page 1 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**A. GENERAL INFORMATION**

01 Project Location (city)	Carmel By The Sea	04 Total Illuminated Hardscape Area (ft <sup>2</sup> )	5678
02 Climate Zone	3		
03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):			
<input type="checkbox"/> LZ-0: Very Low - Undeveloped Parkland	<input type="checkbox"/> LZ-2: Moderate - Urban Clusters	<input type="checkbox"/> LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
<input type="checkbox"/> LZ-1: Low - Rural Areas	<input checked="" type="checkbox"/> LZ-3: Moderately High - Urban Areas		
05 Occupancy Types within Project			
• All Other Occupancies			

**B. PROJECT SCOPE**  
 This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4) for alterations.

**My Project Consists of:**

01	02
<input checked="" type="checkbox"/> New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)(6)
<input type="checkbox"/> Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? <input type="radio"/> Yes <input checked="" type="radio"/> No
03	04
% of Existing Luminaires Being Altered <sup>1</sup>	Sum Total of Luminaires Being Added or Altered
<input type="checkbox"/> < 10% <input type="checkbox"/> >= 10% and < 50% <input type="checkbox"/> >= 50%	Calculation Method

**Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.**  
<sup>1</sup> FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 4 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**H. OUTDOOR LIGHTING CONTROLS**  
 This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.  
 Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit  
**Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings**

01	02	03	04	05
Area Description	Shut-Off 130.2(c)(1) / 160.5(c)	Auto-Schedule 130.2(c)(2) / 160.5(c)	Motion Sensor 130.2(c)(3) / 160.5(c)	Field Inspector
				Pass Fail
General Hardscape: "XA"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	<input type="checkbox"/>
General Hardscape: "XB"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	<input type="checkbox"/>
General Hardscape: "XC"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	<input type="checkbox"/>

<sup>1</sup> FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.  
<sup>2</sup> Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.  
<sup>3</sup> Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from ii and iii.

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 7 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)**  
 This section does not apply to this project.

**O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**  
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online  
 Form/Title  
 NRCC-LTO-E - Must be submitted for all buildings

**P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**  
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>  
 Form/Title  
 NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.  
 General Hardscape: "XA";  
 General Hardscape: "XB";  
 General Hardscape: "XC"

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 2 of 8)  
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**C. COMPLIANCE RESULTS**  
 Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D, Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)(6) or 141.0(b)(2) / 180.2(b)(4)Bv									
01	02	03	04	05	06	07	08	09	
General Hardscape Allowance 140.7(d)(1) / 170.2(e)(6) (See Table I)	+ Per Application Allowance 140.7(d)(2) / 170.2(e)(6) (See Table J)	+ Sales Frontage Allowance 140.7(d)(2) / 170.2(e)(6) (See Table K)	+ Ornamental Allowance 140.7(d)(2) / 170.2(e)(6) (See Table L)	+ Per Specific Area Allowance 140.7(d)(2) / 170.2(e)(6) (See Table M)	OR Existing Power Allowance 141.0(b)(2) / 180.2(b)(4)Bv (See Table N)	= Total Allowed (Watts)	≥ Total Actual (Watts)	07 must be >= 08	
461.04	+ 83.5	+ ---	+ ---	+ ---	OR ---	= 544.54	≥ 336	COMPLIES	
Shielding Compliance (See Table G for Details) N/A									
Controls Compliance (See Table H for Details) COMPLIES									

**D. EXCEPTIONAL CONDITIONS**  
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

**E. ADDITIONAL REMARKS**  
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 5 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))**  
 This table includes areas using allowance calculations per 140.7 / 170.2(c). General Hardscape Allowance is per Table 140.7-A/ Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B / Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.  
 Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.  
 Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

01									
Area Description	"Use it or lose it" Allowance (select all that apply) (select all that apply)								
	<input checked="" type="checkbox"/> General Hardscape Allowance Table I (below)	<input checked="" type="checkbox"/> Per Application Table J	<input type="checkbox"/> Sales Frontage Table K	<input type="checkbox"/> Ornamental Table L	<input type="checkbox"/> Per Specific Area Table M				
02	03	04	05	06	07	08	09		
Area Description	Illuminated Area (ft <sup>2</sup> )	Allowed Density (W/ft <sup>2</sup> )	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)		
General Hardscape	5678	0.021	119.24	459	0.2	91.8	211.04		
Initial Wattage Allowance for Entire Site (Watts):							250		
Instances of Initial Wattage Allowance (LZ 0 only) <sup>1</sup> :									
Total General Hardscape Allowance (Watts):							461.04		

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 8 of 8)  
 Project Address: Dolores, 2nd, SE of 7th, Carmel, CA, 93921 Date Prepared: 2025-01-17T17:16:11-05:00

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Eldridge O. Bell  
 Company: Aurum Consulting Engineers, Monterey  
 Address: 404 W. Franklin St., Suite 100  
 City/State/Zip: Monterey, CA, 93940  
 Signature Date: 12/18/2024  
 CEA/HERS Certification Identification (if applicable):  
 Phone: 831-646-3330

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:  
 1. The information provided on this Certificate of Compliance is true and correct.  
 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).  
 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1, and Part 6 of the California Code of Regulations.  
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.  
 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Eldridge O. Bell  
 Company: Aurum Consulting Engineers, Monterey  
 Address: 404 W. Franklin St., Suite 100  
 City/State/Zip: Monterey, CA, 93940  
 Signature Date: 12/18/2024  
 License: E17789 Exp: 06/30/26  
 Phone: 831-646-3330

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 5 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**F. OUTDOOR LIGHTING FIXTURE SCHEDULE**  
 For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)(6) all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2) only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

**Designed Wattage:**

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire <sup>1,2</sup>	How is Wattage determined	Total Number Luminaires <sup>2</sup>	Luminaire Status <sup>3</sup>	Excluded per 140.7(a) / 170.2(e)(6)A	Design Watts	Cutoff Req. > 6,200 initial lumen output 330.2(b) / 160.5(c) <sup>4</sup>	Field Inspector
								Pass Fail	
XA	3" Dia. Recessed LED Down Light Fixture	9.5	Mfr. Spec	24	New		228	NA < 6200 lumens	<input type="checkbox"/>
XB	40"x12.5"x16.125"D LED Wall Mounted Pendant Light Fixture	12	Mfr. Spec	6	New		72	NA < 6200 lumens	<input type="checkbox"/>
XC	12"x6.5"x6.5"D LED Wall Sconce Light Fixture	6	Mfr. Spec	6	New		36	NA < 6200 lumens	<input type="checkbox"/>
Total Design Watts:							336		

<sup>1</sup> NOTES: Selections with a \* require a note in the space below explaining how compliance is achieved.  
 EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)  
<sup>2</sup> FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(d)  
<sup>3</sup> For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.  
<sup>4</sup> Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.  
<sup>5</sup> Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

**G. SHIELDING REQUIREMENTS (BUG)**  
 This section does not apply to this project.

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STATE OF CALIFORNIA CALIFORNIA ENERGY COMMISSION  
**Outdoor Lighting** NRCC-LTO-E  
 CERTIFICATE OF COMPLIANCE  
 Project Name: JB Pastor Building Report Page: (Page 6 of 8)  
 Project Address: 2025-01-17T17:16:11-05:00 Date Prepared:

**J. LIGHTING ALLOWANCE: PER APPLICATION**  
 This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10	
Area Description	Application per Table 140.7-B <sup>1</sup>	CALCULATED ALLOWANCE (Watts)		DESIGN WATTS		Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	Additional Allowance (Watts)
		# of Locations	Allowance per Location <sup>2</sup>	Extra Allowance (Watts)						
Building Entrances	Building Entrance/Exit	7	19	133		XA	9.5	5	47.5	83.5
						XB	12	3	36	
Total Design Watts for this Area: 83.5										
Total Allowance (Watts) All Areas: 83.5										

<sup>1</sup> FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.  
<sup>2</sup> Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B / Table 170.2-S.  
<sup>3</sup> For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

**K. LIGHTING ALLOWANCE: SALES FRONTAGE**  
 This section does not apply to this project.

**L. LIGHTING ALLOWANCE: ORNAMENTAL**  
 This section does not apply to this project.

**M. LIGHTING ALLOWANCE: PER SPECIFIC AREA**  
 This section does not apply to this project.

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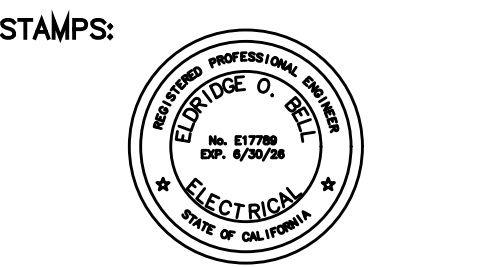
**Outdoor Lighting Mandatory Measures:**  
**110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS**  
 ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.  
**130.0 GENERAL LUMINAIRE REQUIREMENTS**  
 ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).  
 ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).  
**130.2(c) CONTROLS FOR OUTDOOR LIGHTING**  
 ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:  
 1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE  
 2. AUTOMATIC SCHEDULING CONTROLS  
 A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.  
 B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS  
 C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)



721 LIGHTHOUSE AVE  
 PACIFIC GROVE CA,  
 93950

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 EMAIL idg@idg-inc.net  
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**AURUM CONSULTING ENGINEERS**  
 MONTEREY BAY, INC.  
 Project No. 24-510.00  
 404 W. Franklin St. • Suite 100 • Monterey, CA 93940  
 T 831.646.3330 • F 831.646.3336 • www.aecomb.com

**PROJECT/CLIENT:**  
**JB PASTOR BUILDING**

**PROJECT ADDRESS:**  
**DOLORES, 2ND SE OF 7TH CARMEL, CA 93921**  
 APN: 010-145-012 022, & 023

**CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR / EXTERIOR)**

**DATE: NOVEMBER 21, 2024**  
**P.C. SUBMITTAL**

**REVISIONS:**

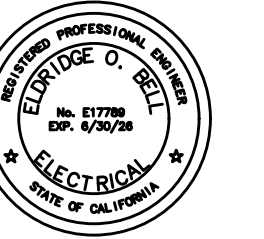
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**SHEET NO.**  
**E0.2**

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**STAMPS:**



AURUM CONSULTING  
ENGINEERS  
MONTEREY BAY, INC.

Project No. 24-510-00

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**PROJECT/CLIENT:**

**JB PASTOR  
BUILDING**

**PROJECT ADDRESS:**

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

**ELECTRICAL SITE PLAN**

DATE: NOVEMBER 21, 2024

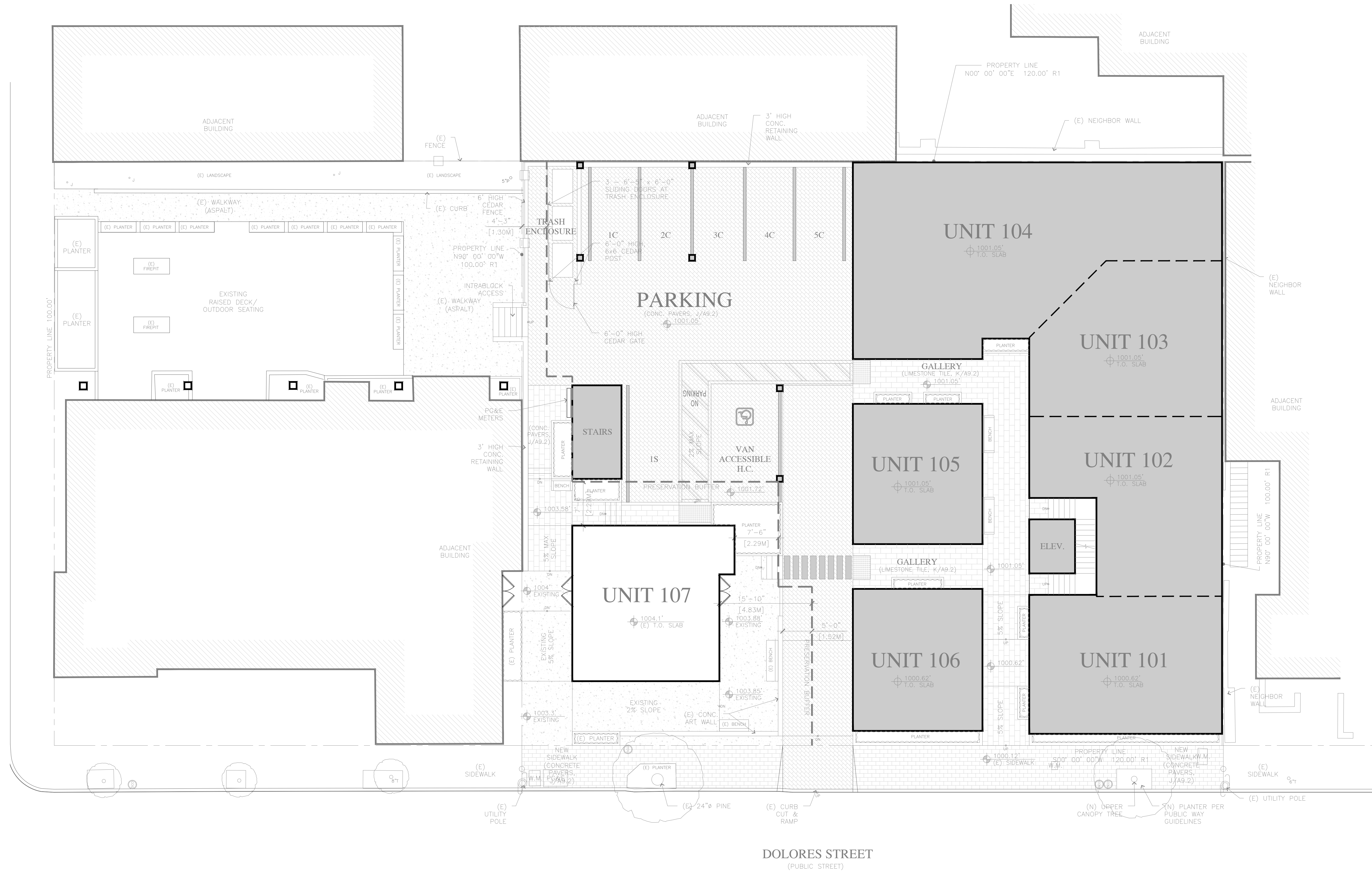
P.C. SUBMITTAL

**REVISIONS:**

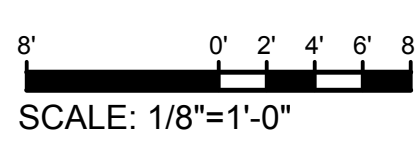
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SHEET NO.

**E2.1**



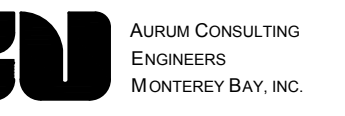
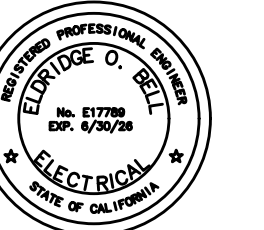
DOLORES STREET  
(PUBLIC STREET)



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**STAMPS:**



Project No. 24-510.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940  
T: 831.646.3330 • F: 831.646.3336 • www.aacomb.com

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**PROJECT/CLIENT:**

JB PASTOR  
BUILDING

**PROJECT ADDRESS:**

DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921

APN: 010-145-012  
022, & 023

**LIGHTING PLAN**

DATE: NOVEMBER 21, 2024

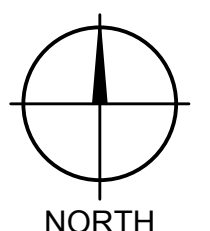
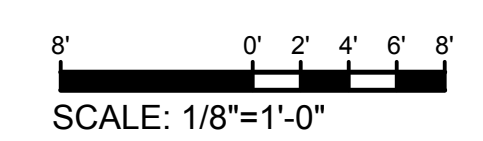
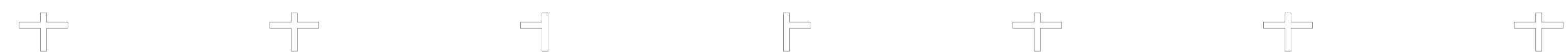
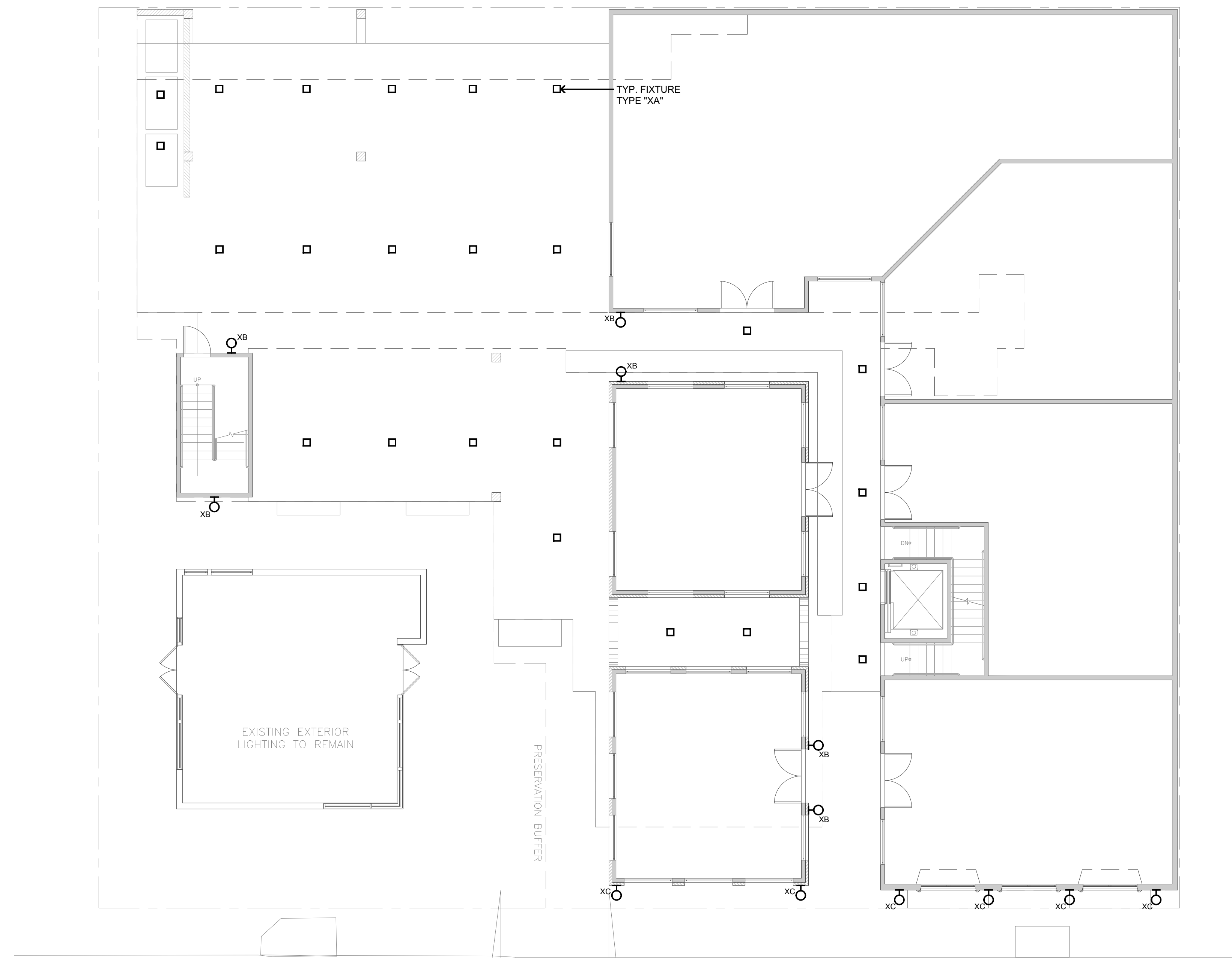
P.C. SUBMITTAL

**REVISIONS:**

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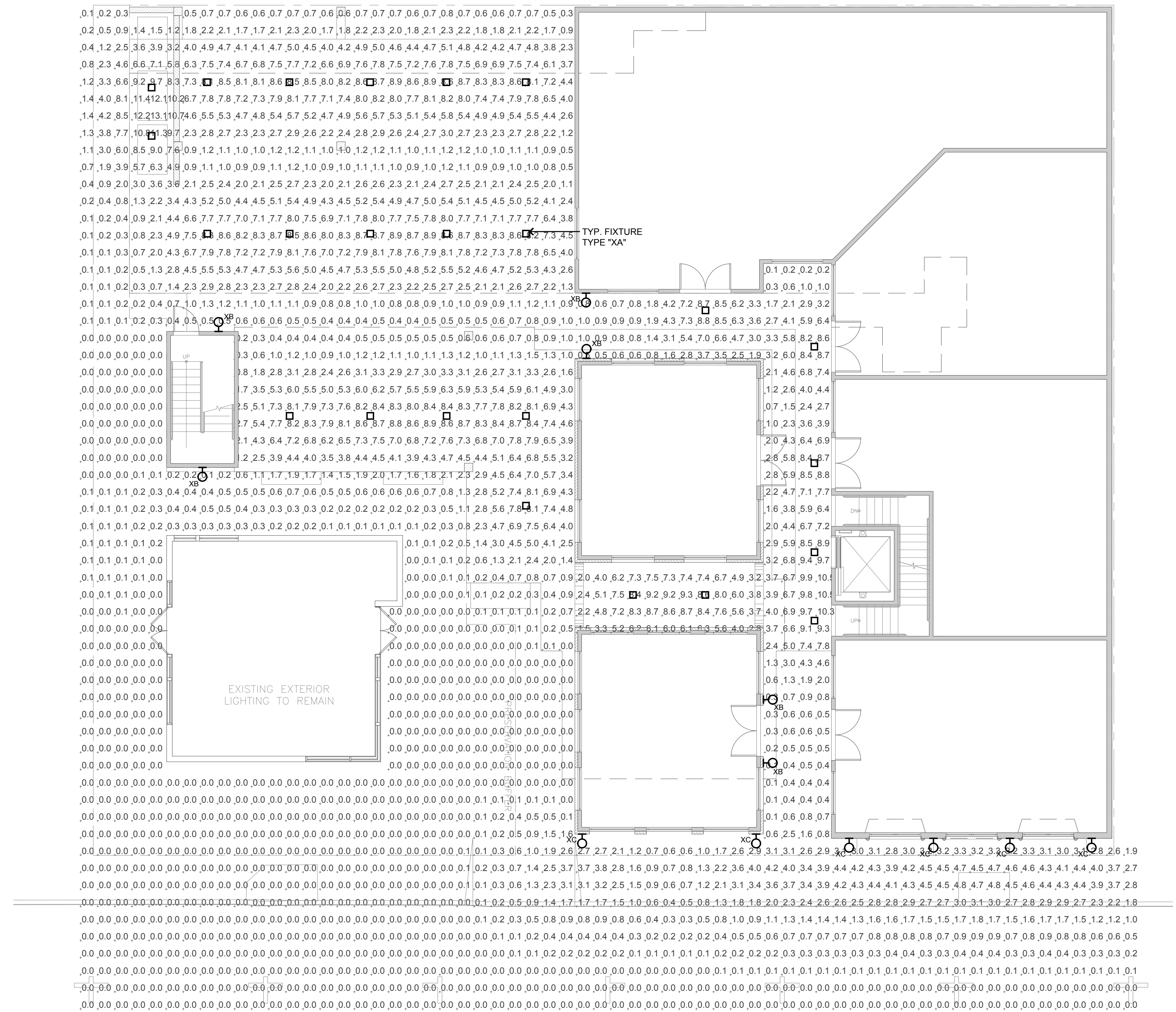
**SHEET NO.**

E5.1



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	XA	24	COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON)	HL36A10WFL930ED010T L3RMW	HL3 10W Round, Wide Flood optic with conical trim, No Lens, Matte White	1	843	0.89	9.5
♀	XB	6	EVERGREEN LIGHTING	POM2211C24-12LED-TBR-HO-EMR-27K	LED LANTERN SCROLL ARM MOUNT UNIT. HONEY ONYX ACRYLIC LENS. OPEN BOTTOM 12 WATTS	1	840	0.89	12
♀	XC	6	EVERGREEN LIGHTING	2100-6LED	ARCHITECTURAL BARCELONA SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR FROSTED ACRYLIC LENS MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	1	600	0.89	6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	13.1 fc	0.0 fc	N/A	N/A



**JUN A. SILLANO, AIA**  
**IDG**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

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 93950

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**JB PASTOR BUILDING**

**PROJECT ADDRESS:**  
**DOLORES, 2ND SE OF 7TH CARMEL, CA 93921**

APN: 010-145-012  
 022, & 023

**PHOTOMETRIC STUDY**

DATE: NOVEMBER 21, 2024  
 P.C. SUBMITTAL

- REVISIONS:**
- 1. \_\_\_\_\_
  - 2. \_\_\_\_\_
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